THE RURAL MUNICIPALITY

OF ROCKWOOD

ZONING BY-LAW NO. 14-85

THE RURAL MUNICIPALITY OF ROCKWOOD

BY-LAW NO. 14 - 85

BEING A BY-LAW to regulate the use and development of the land within the Rural Municipality of Rockwood.

WHEREAS Section 40(1) of The Planning Act, Chapter 29, S.M., 1975, provides that a Zoning By-Law may be enacted by the Council of a municipality;

AND WHEREAS pursuant to Section 30(1) of the said Planning Act, the Board of the South Interlake Planning District has by By-Law adopted a Development Plan;

AND WHEREAS, Section 34(2) of the same Act provides that a Zoning By-Law shall be prepared upon the adoption of a Development Plan;

AND WHEREAS it is deemed desirable and expedient to repeal all existing Planning Schemes and Zoning By-laws including By-law No. 2088 and all amendments thereto and substitute therewith a new zoning By-law;

NOW THEREFORE, the Council of the Rural Municipality of Rockwood, in meeting duly assembled, enacts as follows:

THE RURAL MUNICIPALITY OF ROCKWOOD ZONING BY-LAW

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PART 1 - DEFINITIONS

RULES OF CONSTRUCTION

1. The following rules of construction apply to the text of this By-law.

(1) Words, phrases and terms defined herein shall be given the defined meaning.

(2) Words, phrases and terms not defined herein but defined in the Act and the Building, Electrical or Plumbing By-laws of the Rural Municipality of Rockwood shall be construed as defined in such Act and By-laws.

(3) Words, phrases and terms neither defined herein nor in the Building, Electrical or Plumbing By-laws of the Rural Municipality of Rockwood shall be given their usual and customary meaning except where, in the opinion of Council, the context clearly indicates a different meaning.

(4) The phrase "used for" includes "arranged for", "designed for", or "occupied for".

(5) Unless the context clearly indicates the contrary, where a regulation involves two or more items, conditions, provisions or events connected by the conjunction "and", "or" or "either-or", the conjunction shall be interpreted as follows:

(a) "and" indicates that all the connected items, conditions, provisions or events shall apply in any combination.

(b) "or" indicates that the connected items, conditions, provisions or events may apply singly or in combination.

(c) "either-or" indicates that the connected items, conditions, provisions or events shall apply singly but not in combination.

(6) The word "includes" shall not limit a term to the specified examples, but is intended to extend the meaning of all instances or circumstances of like kind or character.

DEFINITIONS

2. (1) ACCESSORY

"Accessory" when it is used in this By-law, shall have the meaning as accessory use.

(2) ACCESSORY BUILDING

"Accessory Building" means a subordinate building located on the same zoning site as the principal building or use, the use of which is incidental and accessory to that of the principal building or use:

(a) "Accessory building, attached" means an accessory building which is attached to the principal building and in determining the required yards, the attached accessory building shall be treated as being part of the main building.

(b) "Accessory building, detached" means an accessory building which is not attached to the principal building and in determining the required yards, the requirements for accessory use, buildings and structures as shown in the Bulk Table shall be used.

(c) "Accessory building, semi-detached" means an accessory building which is attached to the principal building by a structure such as, but not limited to, a breezeway. The required yards for a semi-detached accessory building shall be determined in the same manner as in paragraph (a) above.

(3) ACCESSORY USE OR STRUCTURE

"Accessory use or structure" means a use or structure on the same site with, and of a nature customarily incidental and subordinate to, the principal use or structure. The single exception to the above is accessory off-street parking facilities which are permitted by variation to locate elsewhere than on the same zoning site with the building, structure or use served.

(4) ACT

"Act, The" means The Planning Act, S.M. 1975, Chapter 29, being CHAPTER P80 of the Continuing Consolidation of the Statutes of Manitoba, and amendments thereto.

(5) AGRICULTURAL ACTIVITIES

"Agricultural activities" means a use of land for agricultural purposes including farming, dairying, pasturage, agriculture, apiculture, floriculture, horticulture, and animal and poultry husbandry and the necessary accessory uses for packing, storing or treating the produce; provided however, that the operation of any such accessory uses shall be secondary to that of the normal agricultural activities.

(6) AGRICULTURE IMPLEMENT SALES AND SERVICE

"Agriculture implement sales and service" means a building and open area, used for display, sale or rental of new or used farm

implements and where repairs are made they shall be done within a completely enclosed building, except minor incidental repairs.

(7) **AIRPORT**

"Airport" means any area of land or water which is used or intended for use for the landing or taking off of aircraft and any appurtenant areas which are used or intended for use for airport buildings or other airport facilities or rights-of-way, including taxiways,aircraft storage and tie-down areas, hangars and other related buildings and open spaces.

(8) **ALTER OR ALTERATION**

"Alter or alteration" means a change or modification to an existing building, structure or use which unless otherwise provided for herein, does not increase the exterior dimensions with respect to height and area.

(9) **ALTERATIONS, INCIDENTAL**

"Alterations, incidental" means:

(a) Changes or replacements in the non-structural parts of a building or structure, including but not limited to the following:

(i) an addition on the exterior of a residential building, such as an open porch;

(ii) alteration of interior partitions in all types of buildings; or

(iii) replacement of, or changes in, the capacity of utility pipes, ducts or conduits.

(b) Changes or replacements in the structural parts of a building, including but not limited to the following:

(i) adding or enlarging windows or doors in exterior walls;

(ii) replacement of building facades; or

(iii) strengthening the load bearing capacity, in not more than ten percent (10%) of the total floor area, to permit the accommodation of a specialized unit of machinery or equipment.

(10) **ALTERATION, STRUCTURAL**

"Alteration, structural" means the construction or reconstruction of supporting elements of a building or other structure.

(11) **AREA, THE**

"Area, the" means all that land within the boundaries of the Rural Municipality of Rockwood.

(12) **AUTOMOBILE BODY SHOP**

"Automobile body shop" means a building wherein the repair and painting of automobiles takes place.

(13) **AUTOMOBILE LUANDRY**

"Automobile laundry" means a building or portion thereof wherein facilities are provided for the washing, cleaning and polishing of motor vehicles.

(14) **AUTOMOBILE OR TRAILER SALES AREA**

"Automobile or trailer sales area" means an open area, used for the display, sale or rental of new or used automobiles or trailers, and where repairs are made they shall be done within a completely enclosed building, except minor incidental repairs of automobiles or trailers.

(15) **AUTOMOBILE WRECKING**

"Automobile wrecking" means the dismantling or wrecking of used motor vehicles or trailers, or the storage, sale or dumping of dismantled, partially dismantled, obsolete or wrecked vehicles or their parts.

(16) **AWNING, CANOPY OR MARQUEE**

"Awning, canopy or marquee" means any rooflike structure, which may be constructed as an integral part of a building or attached in such manner as not to be an integral part of a building, but is so constructed to provide shelter or shade over an entrance way or a window.

(17) **BASEMENT OR CELLAR**

"Basement or cellar" means that portion of a building which is partly underground.

(18) **BOARD**

"Board" means the Board of the South Interlake Planning District as established under the Act.

(19) **BUILDING**

"Building" means a building as defined in the Act.

(20) **BUILDING, HEIGHT OF**

"Building, height of" means the total number of storeys in a building or the vertical distance measured from grade to the highest point of the roof surface if a flat roof, to the deck of a mansard roof, and to the mean height level between eaves and ridge for gable, hip or gambrel roof.

(21) **BULK**

"Bulk" means the following:

(a) The size (including height of building and floor area), of buildings or structures;

(b) The area of the zoning site upon which a building is located, and the number of dwelling units or rooms within such building in relation to the area of the zoning site;

(c) The location of exterior walls of buildings in relation to site lines, to other walls of the same building, to legally required windows, or to other buildings; and

(d) All open areas relating to buildings or structures and their relationships thereto.

(22) **CAMPING AND TENTING GROUNDS**

"Camping and tenting grounds" means a parcel of land planned and improved to accommodate travel trailers, camping trailers, pick-up coaches, motorized homes, tents, tent trailers or other camping accommodations used for travel, recreational and vacation uses.

(23) **CARPORT**

"Carport" means an attached building open on two sides for the shelter of privately owned automobiles.

(24) **CEMETERY**

"Cemetery" means land for the burial of the dead and dedicated for cemetery purposes, including columbaria, crematoria, mausoleums and mortuaries, when operated in conjunction with and within the boundaries of such cemetery.

(25) **CHILD CARE SERVICES**

"Child care services" means the provision of care for remuneration or reward to a child apart from his or her parents or guardians for a period in any one day not exceeding fourteen (14) hours:

(a) "Drop-in babysitting service" means the provision of supervision on a temporary basis being equal to the period of time while the child is with the babysitting service of children in a commercial or institutional building while the parents or guardians of the children undertake some form of short term activity, such as shopping, entertainment, education or similar activities in close proximity to the place the child is under supervision on a temporary basis.

(b) "Home day care" means the provision of child care services in a family dwelling unit, in which the owner or tenant resides, or churches or parish halls, to children, including the children of the owner or tenant, not over twelve (12) years of age. The number of children shall not exceed eight (8), with access to an outdoor recreation area.

c) "Group day care" means the provision of child care service to nine (9) or more children not over the age of twelve (12) in a provincially licensed facility with access to an outdoor recreation area.

(26) **CLUB, PRIVATE, NON-PROFIT**

"Club, private, non-profit" means a non-profit corporation incorporated under the provisions of The Canada Business Corporation Act and The Business Corporations Act of Manitoba, or an association consisting of persons who are bona fide members paying annual dues, which owns or leases a building or portion thereof, the use of such premises being restricted to members and their guests.

(27) **CLUB, RECREATIONAL**

"Club, recreational" means a non-profit corporation chartered by The Canada Corporation Act or The Manitoba Corporation Act, or an association consisting of persons who are bona fide members paying annual dues, which owns or leases land or buildings or a portion thereof, the use of such premises being restricted primarily to the principal use, which is a generally recognized sport or recreational activity.

(28) **CONDITIONAL USE**

"Conditional use" means the conditional use of land and/or buildings as defined in the Act.

(29) **CONDOMINIUM**

"Condominium" means a condominium as established under the provisions of The Condominium Act.

(30) **CONDOMINIUM BARE LAND UNIT**

"Condominium bare land unit" means a unit of land defined by delineation of its horizontal boundaries without reference to any buildings on a condominium plan.

(31) **CONDOMINIUM UNIT**

"Condominium unit" means a part of the land or building and is designated as a unit by the condominium plan, and is comprised of the space enclosed by its boundaries and all the material parts of the land within this space at the time the condominium declaration and plan are registered.

(32) **COTTAGE, SEASONAL**

"Cottage, seasonal" means a dwelling constructed and used as a secondary or temporary place of residence, for seasonal vacations and recreational purposes and not as the principal residence of the owner or occupant thereof.

(33) **COUNCIL**

"Council" means the Council of the Rural Municipality of Rockwood.

(34) **COURT**

"Court" means an open unoccupied space on the same zoning site with a building and bounded on two (2) or more sides by such building or buildings.

(35) **DENSITY**

"Density" means the total number of dwelling units divided by the total area of land to be developed, expressed in gross acres.

(36) **DEVELOPMENT OFFICER**

"Development Officer" means the officer appointed by the Board in accordance with the provisions of the Act.

(37) **DEVELOPMENT PLAN**

"Development Plan" means the South Interlake Planning District Development Plan adopted by By-law No. 2/83 and amendments thereto.

(38) **DRIVE-IN ESTABLISHMENT**

"Drive-in establishment" means an establishment with facilities for attracting and servicing prospective customers travelling in motor vehicles, which are driven onto the site where the customer may or may not receive service in the vehicle.

(39) **DWELLING**

"Dwelling" means a building or portion thereof designed for residential occupancy.

(40) **DWELLING, SINGLE-FAMILY**

"Dwelling, single-family" means a detached building designed for and used by one (1) family.

(41) **DWELLING, TWO-FAMILY**

"Dwelling, two-family" means a detached or semi-detached building designed for and used by two (2) families, each having exclusive occupancy of a dwelling unit.

(42) **DWELLING, MULTIPLE-FAMILY**

"Dwelling, multiple-family" means a building containing three (3) or more dwelling units, each unit designed for and used by one (1) family.

(43) **DWELLING UNIT**

"Dwelling unit" means one (1) or more rooms in a building designed for one (1) or more persons as a single housekeeping unit with cooking, eating, living, sleeping and sanitary facilities.

(44) **ENLARGEMENT**

"Enlargement" means an addition to the floor area of an existing building or structure, or an increase in that portion of a parcel of land occupied by an existing use.

(45) **EXTENSION**

"Extension" means an increase in the amount of existing floor area used for an existing use, within an existing building.

(46) **FAMILY**

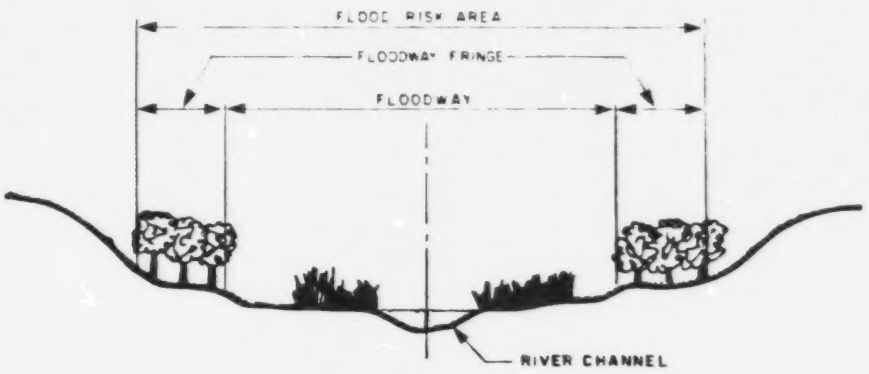
"Family" means one or more persons related by blood or marriage or common-law marriage, or a group of not more than three (3) persons who may not be related by blood or marriage, living together as a single housekeeping unit.

(47) **FARM BUILDINGS OR STRUCTURES**

"Farm buildings or structures" means any buildings or structures existing or erected on land used principally for agricultural activities but not including dwellings.

(48) FLOOD RISK AREA

"Flood risk area" means that land adjacent to a lake, river or stream which is divided into two parts; the floodway and the floodway fringe. The floodway includes the area where the majority of floodwaters pass. The floodway fringe includes the area outside the floodway which requires approved flood protection measures due to periodic flooding or inundation by floodwaters.



(49) FLOOR AREA

"Floor area" means the sum of the gross horizontal areas of the several floors of all buildings and structures on the zoning site, measured from the exterior faces of the exterior walls or from the centreline of party walls. In particular, the floor areas of a building or buildings shall include:

(a) Basements when used for residential, commercial or industrial purposes, but not including space used for storage or the housing of mechanical or central heating equipment, and accessory off-street parking spaces;

(b) Floor space used for mechanical equipment (with structural headroom of six feet) except equipment, open or enclosed, located on the roof;

(c) Elevator shafts and stairwells at each storey except shaft and stair bulkheads and exterior unroofed steps or stairs; and

(d) Penthouses, mezzanines, attics where there is a structural headroom of seven (7) feet or more.

(50) GARAGE

"Garage" means a building or portion thereof in which a motor vehicle is, or motor vehicles are, stored, repaired, washed or serviced.

(51) GARAGE, PRIVATE OR CARPORT

"Garage, private or carport" means an accessory building or portion of a principal building, if attached, used by the occupants of the premises upon which it is located for the parking or temporary storage of private passenger motor vehicles and may also include the incidental storage of other personal property.

(52) GRADE

"Grade" means the average level of finished ground adjoining a building or structure at all exterior walls, as determined by the Development Officer.

(53) HOME OCCUPATION

"Home occupation" means a use which:

(a) Is carried on in a dwelling unit or mobile home or its permitted accessory building;

(b) Is carried on solely by the members of the family residing at the same dwelling unit or mobile home without the employment of other persons;

(c) Is incidental to or secondary to the use of the dwelling unit or mobile home;

(d) Articles sold or offered for sale are limited to those produced therein or articles that are produced elsewhere but are prepackaged and held only on a temporary basis for distribution to customers outside the dwelling unit or mobile home;

(e) There is no exterior display, no exterior storage of materials and no other exterior indication of the home occupation or variation of the residential character of the principal or accessory building except as provided for herein;

(f) In the opinion of the Council, does not by reason of emission of odour, dust, smoke, noise, gas, fumes, cinders, light, vibration, refuse matter or water carried waste become offensive or obnoxious and does not create a nuisance at or beyond any site or space line; and

(g) In the opinion of the Council, does not cause the generation of undue traffic and congestion in the neighbourhood.

(54) HOTEL

"Hotel" means a building or part thereof wherein accommodation is provided for transient lodgers, in any individual room or apartment, with or without cooking facilities. Permitted accessory uses include but are not limited to, restaurants, licensed beverage rooms, banquet halls, ballrooms and meeting rooms.

(55) HOUSE, BOARDING, LODGING OR ROOMING

"House, boarding, lodging or rooming" means a building or portion thereof, other than a hotel or motel without cooking facilities, where lodging, or lodging and meals are provided for compensation.

(56) JUNK YARD

"Junk yard" means an open area where waste or scrap materials are bought, sold, exchanged, stored, baled, packed, disassembled or handled. A junk yard includes an automobile wrecking or dismantling yard but does not include uses established entirely within an enclosed building.

(57) KENNEL

"Kennel" means any premises on which more than two (2) animals are boarded, bred, trained or cared for, in return for remuneration or are kept for the purpose of sale. A kennel shall not include a veterinary clinic, animal hospital or animal pound.

(58) LANE

"Lane" means a street not over thirty-three (33) feet in width.

(59) LIVESTOCK

"Livestock" means cattle, swine, horses, poultry, sheep, rabbits, mink and similar animals.

(60) LIVESTOCK PRODUCTION OPERATION

"Livestock production operation" means any agricultural operation where animals are fed in pens, buildings or in areas (enclosures) not normally used for grazing or pasturing of livestock.

The following are not subject to the requirements for livestock production operations unless, in the opinion of the Council, they create a pollution problem:

(a) Cattle wintering operations;
(b) Livestock auction markets;
(c) Agricultural fairs;

(d) Livestock sale yards, in which livestock may be kept for a period not exceeding ten (10) days.

(61) LIVESTOCK WASTE UNIT OR L.W.U.

"Livestock waste unit or L.W.U." means an amount of animal waste or waste equivalent, as set out in Section 11 of PART V of this By-law.

(62) LOADING SPACE

"Loading space" means an off-street space on the same zoning site with a building, or contiguous to a group of buildings for the temporary parking of a commercial vehicle while loading or unloading merchandise or materials, and which has access to a street or lane, or other appropriate means of access.

(63) LODGE

"Lodge" means a hall or meeting place of a local branch for the members of a fraternal order or society, such as Masons, Knights of Columbus, Elks, Eagles and similar organizations.

(64) MOBILE HOME

"Mobile home" means a portable dwelling that is capable of being transported on its own chassis and running gear by towing or other means and is designed to be used as a dwelling unit.

(65) MOBILE HOME PARK

"Mobile home park" means a parcel of land upon which mobile home spaces are provided and have been approved by the Council.

(66) MOBILE HOME SITE

"Mobile home site" means a zoning site in a mobile home subdivision for the placement of a mobile home.

(67) MOBILE HOME SUBDIVISION

"Mobile home subdivision" means a parcel of land subdivided to provide mobile home sites.

(68) MOTEL

"Motel" means a building or part thereof, not over two (2) storeys in height wherein sleeping accommodation is provided for transient lodgers and in which there is an exit from each room or suite of rooms directly to the outdoors with access to grade level. Permitted accessory uses include but are not limited to restaurants, licensed beverage rooms, banquet halls, ballrooms and meeting rooms.

(69) NON CONFORMITY

(1) "Non-conformity" means one, or a combination of two or more, of the following:

(a) A site or parcel of land;
(b) A building or structure;
(c) A use of a building or structure;
(d) A use of land; or
(e) A sign;

which lawfully existed prior to the effective date of this By-law or amendments thereto, but does not conform to the provisions contained within this By-law or amendments thereto.

(2) Non-conformities are hereby classified as:

(a) Uses

Non-conforming uses means any lawful use of a building, structure or a parcel of land, or portion thereof, which does not conform to one or more of the applicable use regulations of the zone in which it is located, either on the effective date of this By-law or amendments thereto;

(b) Building or Structures

A non-conforming building or structure means any lawful building or structure which does not comply with one or more of the applicable zone bulk regulations on the effective date of this By-law or amendments thereto;

(c) Site or Parcel

A non-conforming site or parcel of land means any lawful site or parcel of land which does not comply with the site area, site width or site depth on the effective date of this By-law, or amendments thereto, and was on record in the Land Titles Office and in separate ownership prior to the effective date of this By-law, or amendments thereto, and did not form part of a larger contiguous holding in the same ownership; and

(d) Signs

A non-conforming sign means any lawful sign which does not comply with one or more of the applicable zone bulk regulations on the effective date of this By-law or amendments thereto.

(70) **OPEN SPACE**

"Open space" means that portion of a zoning site at ground level, unless otherwise stated, unoccupied by principal or accessory buildings and available to all the occupants of the building. The open space shall be unobstructed to the sky and shall not be used for service driveways or accessory off-street parking space or loading space, unless otherwise provided for herein, but shall be useable for landscaping, drying yards, recreational space and other leisure activities normally carried on outdoors. Balconies, roof and other like above grade level areas may also be considered as open space.

(71) **OWNER**

"Owner" means an owner as defined in the Act.

(72) **PARCEL OF LAND**

"Parcel of land" means a parcel as defined in the Act.

(73) **PARKING AREA**

"Parking area" means an open area of land other than a street or lane, or an area within a structure used for the parking of vehicles.

(74) **PARKING AREA, PUBLIC**

"Parking area, public" means a parking area used for the temporary parking of vehicles and is available for public use whether free, for compensation or as an accommodation for clients, customers, employees or visitors.

(75) **PARKING SPACE**

"Parking space" means a space on a parking area, public parking area or zoning site for the temporary parking or storage of a vehicle.

(76) **PARTITION**

"Partition" means an interior non-load bearing wall one storey or part storey in height.

(77) **PARTY WALL**

"Party wall" means a wall forming part of a building and used for separation of adjoining buildings occupied, constructed or adapted to be occupied by different persons or businesses.

(78) **PERFORMANCE STANDARD**

"Performance standard" means a standard established to control noise, odour, smoke, toxic or noxious matter, vibration, fire and explosive hazards or glare or heat generated by, or inherent in, uses of land or buildings.

(79) **PERSONAL SERVICE SHOP**

"Personal service shop" means a building or part of a building in which persons are employed in furnishing services and otherwise administering to the individual and personal needs of persons and without limiting the generality of the foregoing may include such establishments as barber shops, beauty parlors, hair-dressing shops, hand laundries, shoe repair and shoe shining shops, tailor and dressmaking shops.

(80) **PLANNED UNIT DEVELOPMENT**

"Planned unit development" means a planned unit development as defined in the Act.

(81) **PREMISES**

"Premises" means an area of land with or without buildings.

(82) **PUBLIC UTILITY**

"Public utility" means any system, works, plant, equipment or services which furnishes services and facilities available at approved rates to or for the use of the inhabitants of the Rural Municipality of Rockwood including but not limited to:

(a) Communication, by way of telephone, telegraph, wireless or television;

(b) Public transportation, by bus or other vehicle;

(c) Production, transmission, delivery or furnishing of water, gas or electricity to the public at large; or

(d) Collection of sewage, garbage or other waste.

(83) **PUBLIC UTILITY BUILDING**

"Public utility building" means a building used by a public utility.

(84) **REPAIR**

"Repair" means the renewal or reconstruction of any part of an existing structure for the purpose of its maintenance or restoration.

(85) **RESIDENTIAL CARE FACILITY**

"Residential care facility" means the use of any building or structure or part thereof, however named, which is advertised, announced or maintained for the express or implied purpose of providing lodging, meals, care and supervision or transitional services to persons not related by blood, marriage or adoption to the operator nor to each other but does not include a facility which is licensed or designated by the Manitoba Health Services Commission.

(86) **SENIOR CITIZENS HOME**

"Senior citizens home" means a multiple-family dwelling or building containing individual rooms where elderly people live independent of personal care.

(87) **SERVICE STATION, AUTOMOTIVE**

"Service station, automotive" means a building or portion thereof and land used for supplying fuel, oil, minor accessories and making repairs to motor vehicles at retail direct to the customer.

(88) **SIGN**

"Sign" means any writing (including letter, word or numeral), pictorial representation (including illustration or decoration), emblem (including device, symbol or trademark), banner, pennant or any other figure of similar character which:

(a) Is a structure or any part thereof, or is attached to, painted on or in any other manner represented on or in a building or other structure;

(b) Is used to identify, direct attention to, or advertise; and

(c) Is visible from outside a building but shall not include show windows as such.

(89) **SIGN, ADVERTISING**

"Sign, advertising" means a sign directing attention to a business, commodity, service or entertainment conducted, sold or offered elsewhere than upon the same zoning site where the sign is maintained, including a billboard sign.

(90) **SIGN, BULLETIN BOARD**

"Sign, bulletin board" means a sign of permanent character, but with movable letters, words or numerals indicating the names of persons associated with, or events conducted upon, or products or services offered upon the premises upon which such sign is maintained, e.g. school, church, community centre bulletin board and similar uses.

(91) **SIGN, BUSINESS**

"Sign, business" means a sign directing attention to a business, commodity, service or entertainment conducted, sold or offered upon the same zoning site where the sign is maintained.

(92) **SIGN, CONSTRUCTION**

"Sign, construction" means a sign which identifies a construction project and information relative thereto.

(93) **SIGN, FACIA OR WALL**

"Sign, facia or wall" means any sign attached against the surface of, or against or within a recess in the wall, a column or other perpendicular portion of a building in a position essentially parallel to said wall, column or other perpendicular portion. A facia sign shall also mean any sign attached to the walls of two or more buildings and spanning the spaces between said buildings.

(94) **SIGN, FLASHING**

"Sign, flashing" means an illuminated sign on which artificial light is not maintained constant in intensity and color at all times when such sign is in use.

(95) **SIGN, FREESTANDING**

"Sign, freestanding" means a sign supported by a vertical column or columns placed in the ground with the sign surface area above ground level.

(96) **SIGN, IDENTIFICATION**

"Sign, identification" means a sign that identifies the business, owner, resident or the street address and which sets forth no other advertisement.

(97) **SIGN, ILLUMINATED**

"Sign, illuminated" means a sign designed to give forth any artificial light or reflect light from an artificial source.

(98) **SIGN, MARQUEE**

"Sign, marquee" means a sign attached to a marquee, canopy, or awning projecting from and supported by a building.

(99) **SIGN, PROJECTING**

"Sign, projecting" means any sign other than a facia sign, which is attached to a building and extends beyond the exterior wall of the said building or beyond the surface of that portion of the building to which it is attached.

(100) **SIGN, REAL ESTATE**

"Sign, real estate" means a sign advertising the sale, rental or lease of the premises on which it is maintained.

(101) **SIGN, ROOF**

"Sign, roof" means any sign erected, constructed and maintained wholly upon or over the roof of any building with the principal support on the roof structure.

(102) **SIGN SURFACE AREA**

"Sign surface area" means the entire area within a single continuous perimeter enclosing the extreme limits of writing, representation, emblem, or any figure of similar character, including any frame or other material or color forming an integral part of the display or used to differentiate such sign from the background against which it is placed; excluding the necessary supports of uprights on which it is placed. Where a sign has two or more faces, the area of all faces shall be included in determining the area of the sign, except that where two such faces are placed back to back and are at no point more than one (1) yard from one another, the sign surface area of the sign shall be taken as the surface area of one face if the two faces are of equal area, or as the surface area of the larger face if the two faces are of unequal area.

(103) **SIGN, TEMPORARY**

"Sign, temporary" means a sign with or without a structural frame and intended for a limited period of display, and shall include a mobile sign.

(104) **SITE**

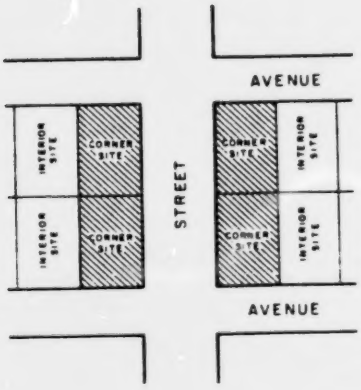
"Site" means a zoning site as defined herein unless the context indicates otherwise.

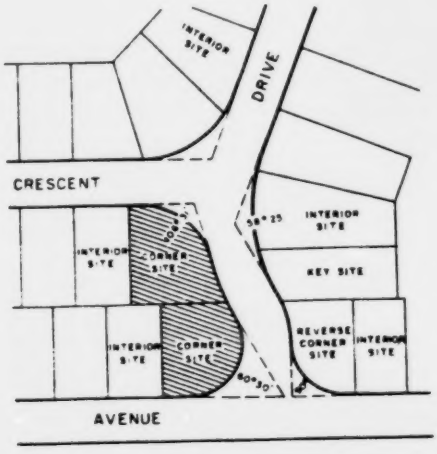
(105) **SITE AREA**

"Site area" means the computed area contained within the site lines.

(106) **SITE, CORNER**

"Site, corner" means a site situated at the intersection of two (2) streets, the interior angle of such intersection not exceeding 135 degrees.



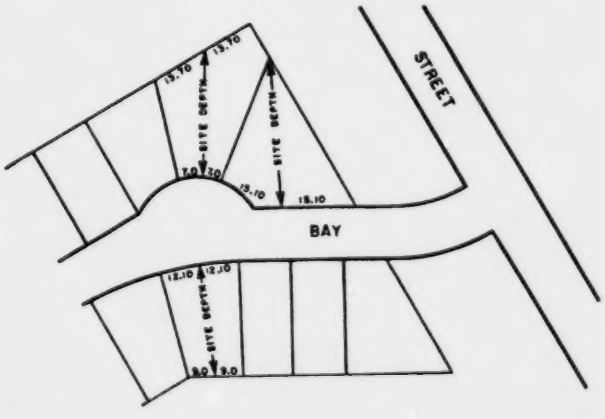


(107) **SITE COVERAGE**

"Site coverage" means that part of the site area expressed as a percent that is covered by the maximum horizontal cross-section of a building or buildings. Structures which are below the finished site grade, including sewage lagoons, water reservoirs, parking structure below grade and similar structures, shall not be included in site coverage.

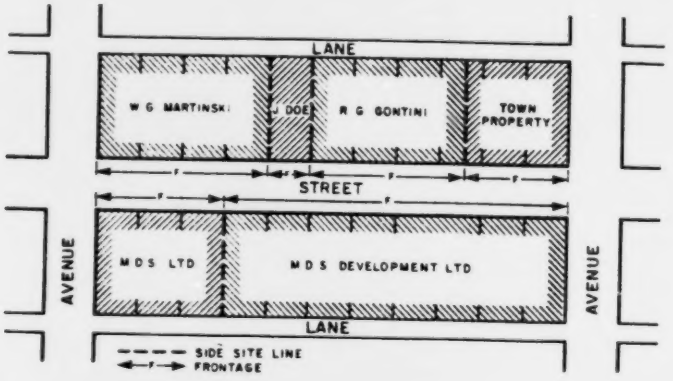
(108) **SITE DEPTH**

"Site depth" means the horizontal distance between the centre points in the front and rear site lines.



(109) **SITE FRONTAGE**

"Site frontage" means all that portion of a zoning site fronting on a street and measured between side site lines.

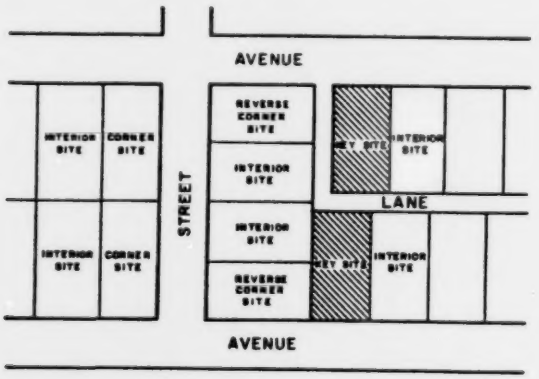


(110) **SITE, INTERIOR**

"Site, interior" means a site other than a corner site or a through site.

(111) **SITE, KEY**

"Site, key" means the first site to the rear of a reversed corner site.



(112) **SITE LINES**

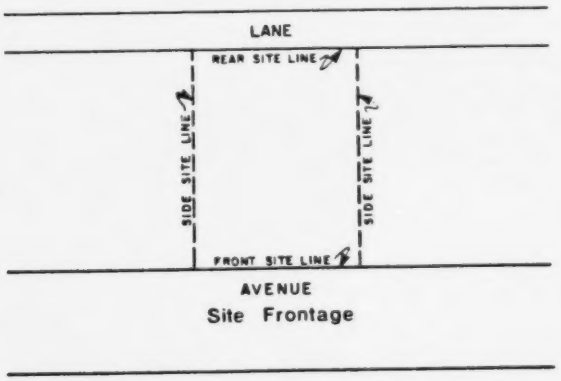
"Site lines" means as follows:

(a) "Front site line" means that boundary of a site which is along an existing or designated street. For a corner site the Development Officer may select the front site lines except where an interior site abuts the corner site, then the front site line shall be that line which is the continuation of the front site line of the interior site.

(b) "Rear site line" means that boundary of a site which is most nearly parallel to the front site line and in the case of a site in which the side site lines intersect, such as a triangular site, a line ten (10) feet in length within the site, parallel to and at the maximum distance from the front site line.

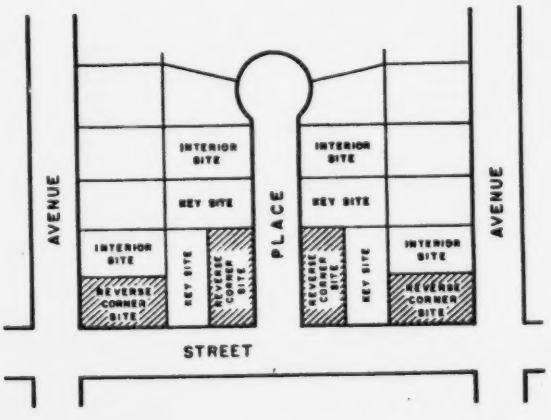
(c) "Side site line" means any boundary of a site which is not a front or rear site line.

(d) Where an irregular shaped site cannot have its site lines defined by the foregoing definitions, the front, rear and side site lines shall be determined by the Development Officer.



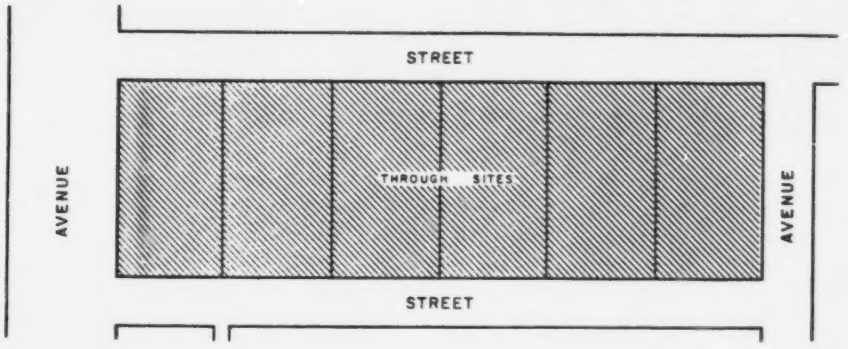
(113) **SITE, REVERSE CORNER**

"Site, reverse corner" means a corner site, the flanking street site line of which is substantially a continuation of the front site line of the first site to its rear.



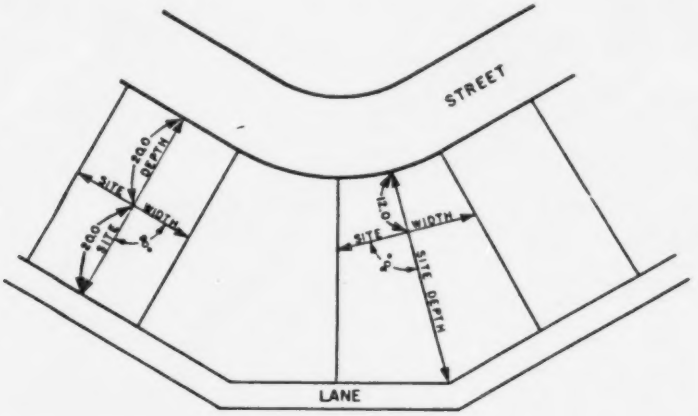
(114) **SITE, THROUGH**

"Site, through" means a site having a pair of opposite site lines along two (2) more or less parallel streets. On a through site both street lines shall be deemed front site lines.



(115) **SITE WIDTH**

"Site width" means the horizontal distance between the side site lines, measured at right angles to the site depth at a point midway between the front and rear site lines, or forty (40) feet from the front site line, whichever is the lesser.



(116) **SITE, ZONING**

"Site, zoning" means an area of land which:

(a) is occupied, or intended to be occupied, by a main building or a group of such buildings and accessory buildings, or utilized for the principal use or uses thereto, together with such open spaces as are required under the provisions of this By-law.

(b) has frontage on a street or has any lawful means of access satisfactory to the Council.

(c) is of sufficient size to provide the minimum requirements of this By-law for a permitted or conditional use in a zone where the use is located.

(117) **STABLE, PRIVATE**

"Stable, private" means a detached accessory building for the keeping of cattle or horses owned by the occupants of the premises and not kept for remuneration, hire or sale.

(118) **STABLE, PUBLIC**

"Stable, public" means a stable other than a private stable.

(119) **STOREY**

"Storey" means that portion of any building which is situated between the top of any floor and the top of the floor next above it; and if there is no floor above it, that portion between the top of such floor and the ceiling above it. A basement shall be counted as a storey for the purpose of height measurement if the vertical distance between the ceiling and the average finished level of the adjoining ground is more than six (6) feet.

(120) **STOREY, FIRST**

"Storey, first" means the storey with its floor closest to grade and having its ceiling more than six (6) feet above grade.

(121) **STOREY, SECOND**

"Storey, second" means the storey located immediately above the first storey.

(122) **STREET**

"Street" means a street as defined in the Act.

(123) **STRUCTURE**

"Structure" means anything constructed or erected with a fixed location on or below the ground, or attached to something having a fixed location on the ground and includes buildings, walls, fences, signs, billboards, poster panels, light standards and similar items.

(124) **TOWN OR ROW TYPE DWELLINGS, LOTTED**

"Town or row type dwellings, lotted" means a single town or row type dwelling unit situated on a zoning site, the limits of which are designated on a plan of subdivision on record in the Winnipeg Land Titles Office.

(125) **TOWN OR ROW TYPE DWELLINGS, UNLOTTED**

"Town or row type dwellings, unlotted" means a number of town or row type dwelling units situated on a zoning site, where the buildings are part of a planned unit development and site lines are not designated for each building.

(126) **TRAVEL TRAILER**

"Travel trailer" means a portable living accommodation designed to be used as accommodation for travel, business, trade, recreation or vacation purposes that:

(a) Is capable of being transported on its own chassis and running gear by towing or other means;

(b) Is placed on the chassis or body of a motor vehicle; or

(c) Forms part of a motor vehicle.

(127) **TRAVEL TRAILER PARKS**

"Travel trailer parks" means any premises which is used or designed for temporary accommodation of two or more travel trailers whether or not a change is made for such accommodation.

(128) **USE**

"Use" means:

(a) Any purpose for which a building or other structure or parcel of land may be designed, arranged, intended, maintained or occupied; or

(b) Any activity, occupation, business or operation carried on, or intended to be carried on, in a building or other structure or on a parcel of land.

(129) **USED VEHICLE SALE AREA**

"Used vehicle sale area" means an open area where used automobile, truck or like motorized vehicles are acquired and displayed for resale or trade in its entirety, not to be dismantled and used or sold in part.

(130) **YARD**

"Yard" means an open area, on the same zoning site with a building or structure which yard is unoccupied and unobstructed from its lowest level to the sky, except as otherwise permitted herein.

(a) "Yard, required" means a yard extending along a site line or wall to a depth or width (measured from the site line or wall) specified in the yard requirement for the zone in which such zoning site is located.

(b) "Yard, corner side" means a side yard which adjoins a street.

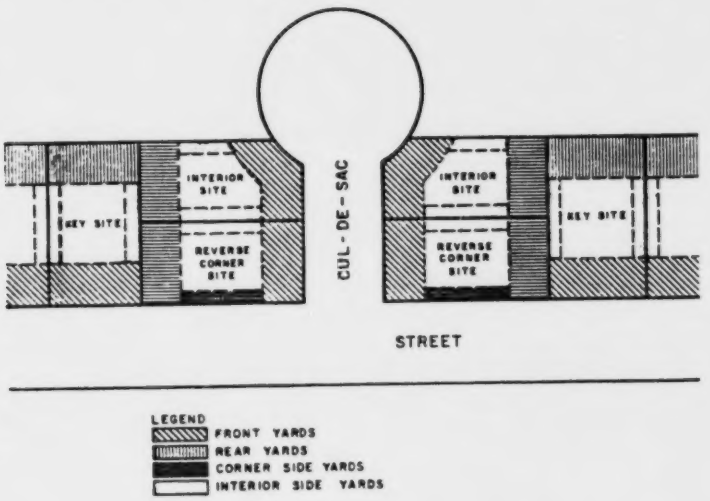
(c) "Yard, front" means a yard extending along the full length of the front site line between the side site lines.

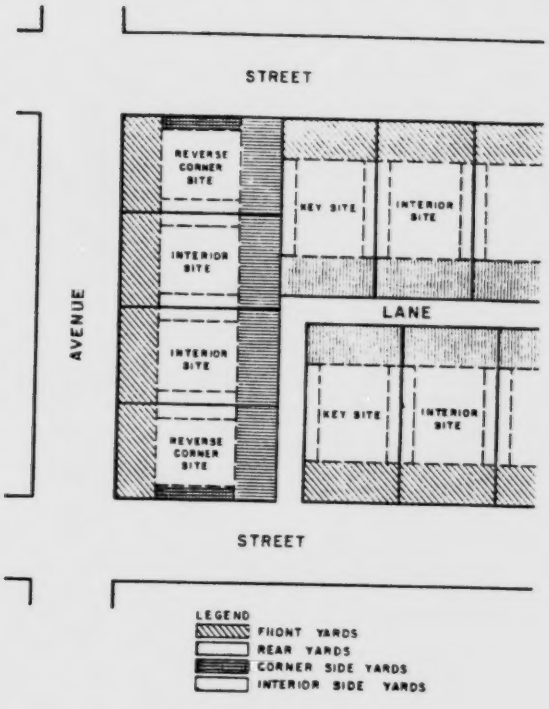
(d) "Yard, interior side" means a side yard which is adjacent to another zoning site, or to a lane separating such side yard from another zoning site, or to the wall of a building adjacent to the wall of another building in a planned unit development.

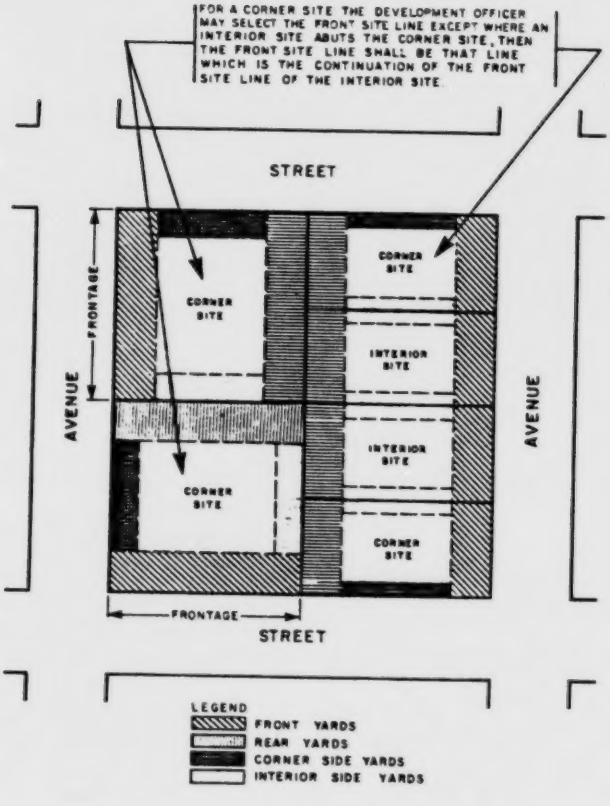
(e) "Yard, rear" means a yard extending along the full length of the rear site line between the side site lines.

(f) "Yard, side" means a yard extending along the side site line from the front yard to the rear yard.

(g) The following sketches illustrate the foregoing definitions of the yards:




STREET
REVERSE CORNER SITE
INTERIOR SITE
INTERIOR SITE
REVERSE CORNER SITE
AVENUE
KEY SITE
INTERIOR SITE
LANE
KEY SITE
INTERIOR SITE
STREET
LEGEND
FRONT YARDS
REAR YARDS
CORNER SIDE YARDS
INTERIOR SIDE YARDS


FOR A CORNER SITE THE DEVELOPMENT OFFICER MAY SELECT THE FRONT SITE LINE EXCEPT WHERE AN INTERIOR SITE ABUTS THE CORNER SITE, THEN THE FRONT SITE LINE SHALL BE THAT LINE WHICH IS THE CONTINUATION OF THE FRONT SITE LINE OF THE INTERIOR SITE
STREET
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CORNER SITE
AVENUE
FRONTAGE
STREET
LEGEND
FRONT YARDS
REAR YARDS
CORNER SIDE YARDS
INTERIOR SIDE YARDS

PART II - ADMINISTRATION

TITLE

1. This By-law shall be known as "The Rural Municipality of Rockwood Zoning By-law".

THE AREA

2. This Zoning By-law shall apply to all of the R.M. of Rockwood.

INTENT AND PURPOSE

3. The regulations and provisions established by this By-law are deemed necessary in order to:

(1) Implement the objectives and policies of the South Interlake Planning District Development Plan as it applies to the R.M. of Rockwood.

(2) To guide and define the powers and duties of the Council, the Board, and the Development Officer; and

(3) To regulate the following:

(a) All buildings and structures erected hereafter;

(b) All uses of buildings, structures and land established hereafter;

(c) All structural alterations or relocations of existing buildings and structures occurring hereafter;

(d) All enlargements or additions to existing buildings, structures or uses; and

(e) The change of use of land, buildings or structures.

RESPONSIBLE AUTHORITY

4. (1) The authority responsible for the enactment of this By-law shall be the Council, in accordance with the provisions of the Act; and

(2) Subject to the provisions of the Act, the regulations, restrictions and boundaries set forth in this By-law may from time to time be amended, supplemented, changed or repealed.

RESPONSIBILITIES OF COUNCIL

5. Subject to the provisions of the Act, the Council is responsible for:

(1) Considering the adoption or rejection of proposed amendments or the repeal of this By-law;

(2) Acting as a Variation Board; and

(3) Approving or rejecting conditional use applications, and may revoke the authorized conditional use for any violation of any additional conditions imposed by it.

RESPONSIBILITIES OF THE BOARD

6. Subject to the provisions of the Act, the Board is responsible for:

(1) Administering and enforcing the provisions of this By-law;

(2) Administering and enforcing those provisions of the Act, where applicable; and

(3) Establishing a schedule of fees.

PLANNING ADVISORY COMMITTEE

7. Planning advisory committees may be established in accordance with the provisions of the Act.

AMENDMENTS

PROCEDURES

8. (1) Subject to the procedure required under the Act, an amendment may be initiated by a resolution of intention by the Council, or by application of one or more owners of the property or their agents within the area proposed to be changed. An application to amend the zoning by-law and all required information shall be made to the Board.

DECISION BY COUNCIL

8. (2) Council shall notify the applicant at least four (4) days in advance of the hearing, at which time it shall review all of the facts presented, and any representation by the applicant, study the facts presented,make its findings and determination in writing and shall transmit a copy thereof to the applicant. If Council approves the application, it shall proceed with the adoption of the amendment in accordance with the provisions of the Act.

CONDITIONAL USES

CONDITIONAL USE

9. (1) The development and execution of this By-law are based upon the division of the area into zones, within which zone the use of land and buildings and structures in relation to the land are substantially compatible. It is recognized, however, that there are certain uses deemed conditional uses which, because of their unique characteristics, cannot properly be classified in any particular zone without consideration, in each case, of the impact of those uses upon neighbouring land and of the public need for the particular use at the particular location. Such uses fall into two categories:

(a) Uses publicly operated or traditionally associated with the public interest; and

(b) Uses entirely private in character but of such an unusual nature that their operation may give rise to unique problems with respect to their impact upon neighbouring property or public facilities.

APPLICATION

9. (2) An application for a conditional use shall be processed and approved or rejected in accordance with the provisions of the Act.

FILING AND APPLICATION

9. (3) The application shall be filed with the Council and shall be accompanied by a site plan and other data as the Council may prescribe and such fees as determined by Council.

EXPIRY OF APPROVAL

9. (4) The approval of Council in accordance with the provisions of the Act shall expire and cease to have any effect if it is not acted upon within twelve (12) months of the date of the decision, unless it is renewed at the discretion of Council for an additional period of twelve (12) months.

EXISTING CONDITIONAL USE

9. (5) Where an existing use was listed as a permitted or conditional use under R.M. of Rockwood By-law No.2088 and amendments thereto, and is listed as a conditional use under this by-law, it shall be considered as a legally existing conditional use.

CHANGES TO AN EXISTING CONDITIONAL USE

9. (6) Any change in a conditional use shall be subject to the provisions of this Section and the appropriate provisions of the Act.

VARIATIONS

THE RIGHT TO APPLY

10. (1) Any person may apply for a variation order, in accordance with the provisions of the Act.

THE APPLICATION

10. (2) An application for a variation order and all required information and fees shall be made to the Development Officer.

DEVELOPMENT AGREEMENT

AGREEMENT WITH THE R.M. OF ROCKWOOD

11. (1) Where an application is made for the amendment of this By-law, the Council may require the owner or the person entitled to be registered as owner of the land, building or structure to which the amendment shall apply, as a condition to its enactment, to enter into a development agreement with the R.M.of Rockwood in respect of that land as well as contiguous land owned or leased by the applicant.

AGREEMENT TO COMPLY WITH ACT

11. (2) The provisions of said agreement shall be in accordance with the Act.

THE DEVELOPMENT OFFICER

DUTIES

12. (1) The Board shall appoint a development officer, who on behalf of the R.M. of Rockwood, may:

(a) Issue development permits in accordance with the provisions of this By-law; and

(b) Allow or refuse such minor variations to the requirements of this By-law as authorized by and in accordance with the provisions of the Act.

POWERS

12. (2) The Development Officer may:

(a) Issue a development permit where the development of land, buildings or structures conforms to the adopted Development Plan, and the requirements of this By-law and amendments thereto, subject to the provisions of subsection (3);

(b) Enter any buildings or premises at all reasonable hours in the performance of his duties with respect to this By-law;

(c) Issue development permits for the temporary use of buildings, structures or land pursuant to the provisions of this By-law; and

(d) Issue zoning memoranda or such other documents necessary for the administration and enforcement of this By-law.

DEFER APPROVAL OF PERMITS

12. (3) The Development Officer shall:

(a) Defer approving an application for a development permit:

(i) as provided for in the Act;

(ii) which would result in a violation of this By-law or any By-law of the R.M. of Rockwood; and

(iii) to any person who has failed to pay any fees due and owing to the R.M.of Rockwood or the Board under this By-law.

MINOR VARIATIONS

12. (4) The Development Officer may, in accordance with the provisions of the Act, grant or refuse, in his discretion, a minor variation not to exceed ten (10) percent of the requirements of this By-law governing front, side, rear or any other yard.

DEVELOPMENT PERMIT

PERMIT REQUIRED

13. (1) The owner or his agent shall obtain all necessary permits as required by the Board, Council and other government agencies.

WHEN REQUIRED

13. (2) An application for a development permit is required for the following:

(a) The erection or construction or placement of any building, structure or mobile home, except fences and ornamental light standards and utility sheds not exceeding 120 square feet in area and not greater than 8 feet in height;

(b) The addition, extension, structural alteration or conversion of any building or structure;

(c) The relocation or removal or demolition of any building or structure excepting any non-taxable farm buildings but not including a farm residence;

(d) The use of vacant land, buildings or structures except in the case of land principally used for agricultural activities;

(e) The change of use of land, buildings or structures except when a change is from one farm activity to another;

(f) The removal of top soil in the Agricultural Zones for commercial purposes; or

(g) The disposal of sewage sludge in the Agricultural Zones.

REQUIREMENTS

13. (3) In addition to the requirements of any By-law of the R.M. of Rockwood or any other provincial regulations, all applications for a development permit shall:

(a) Be accompanied by a plan, drawn to scale, showing the actual dimensions and shape of the site to be built upon; the exact size and location on the site of buildings already existing, if any, and the location and dimensions of the proposed building, enlargement or structural alterations; and

(b) Include such other information as may be required by the Council or Board, including existing or proposed building or structural alterations; existing or proposed use of the building and land; the number and location of automobile parking spaces and loading spaces; the number of families, dwelling units or rental units the building is designed to accommodate; conditions existing on the site; current copies of relevant titles, easements, caveats; a surveyor's certificate prepared by a Manitoba Land Surveyor and such other matters as may be necessary to determine conformance with and provide for the enforcement of this By-law.

BUILDING PERMITS

PERMITS ISSUED PRIOR TO BY-LAW

14. Unless otherwise provided for herein, building permits issued prior to the effective date of this By-law shall be considered valid for the purpose of this By-law provided all the conditions under which the permit was issued are complied with.

NON-CONFORMITY

GENERAL PROVISIONS

15. (1) A non-conforming use and a non-conforming building, structure, land or sign shall be regulated in accordance with and subject to the provisions of the Act, unless otherwise provided for herein.

STRUCTURAL ALTERATIONS

15. (2) Pursuant to Section 53(1) of the Act, a structural alteration may be made to a building or structure while a non-conforming use thereof is continued or while the building or structure does not conform to the provisions of this By-law or amendments thereof provided that the said alteration conforms, subject to subsection (7), to the requirements of this By-law, or where such requirements may be varied by a variation order.

REPAIR OR REBUILDING

15. (3) Pursuant to Section 53(3) of the Act, where Council determines that a non-conforming building or structure is damaged or destroyed more than fifty (50%) percent of its replacement value above its foundation, the said building or structure shall not be repaired or rebuilt, except in conformance with this By-law or its amendments.

NON-CONFORMING PARCEL

15. (4) No building or structure may be erected on a non-conforming parcel of land unless:

(a) The required yards are provided as set forth in the Bulk Table of the zone in which the parcel of land is located; or

(b) Where a variation order for such yard requirements is granted.

NON-CONFORMING SIGNS

15. (5) A non-conforming sign shall be subject to all the provisions of this PART relating to non-conformities, except as provided hereafter:

(a) A change in the subject matter represented on a sign shall not be considered a change of use; and

(b) A non-conforming sign may be structurally altered provided that such structural alteration does not result in:

(i) the creation of a new non-conformity or an increase in the degree of "non-conformity; or

(ii) an increase in the sign surface area; or

(iii) an increase in the degree of illumination.

CERTIFICATE AND FEES

15. (6) Any fees made to the Development Officer for the issuance of a certificate in accordance with Section 51(1) of the Act shall be determined by Council.

PERMITTED ALTERATIONS OR CHANGES TO NON-CONFORMITIES

15. (7) Notwithstanding the provisions of this section, a variation order shall not be required where a non-conforming use, building, structure, sign or parcel is being altered so as to decrease the non-conformity.

INTERPRETATION AND APPLICATION

16. (1) In their interpretation and application, the provisions of this By-law shall be held to be the minimum requirements to satisfy the intent and purpose as set forth herein.

RELATION TO OTHER BY-LAWS

16. (2) Whenever provisions of any By-law of the R.M. of Rockwood or any other requirement of the Provincial or Federal Government impose overlapping regulations over the use of land or buildings or bulk requirements or contain any restrictions covering any of the same subject matter contained herein, the most restrictive or highest standard shall govern.

PREVIOUS VIOLATIONS

16. (3) Unless otherwise provided for herein an existing building, structure, or use which was illegal under the provisions of any planning scheme or zoning by-law in force on the effective date of this By-law and amendments thereto shall not become or be made legal solely by reason of the adoption of this By-law; and to the extent that, and in any manner that, said illegal building, structure or use is in conflict with the requirements of this By-law, said building, structure or use remains illegal hereunder.

SITE AND YARD REDUCTIONS

16. (4) A site area or site width or required yard reduced below the minimum requirements of this By-law by virtue of a public works, street or public utility shall be deemed to conform to the requirements of this By-law.

VARIATION ORDER OR SPECIAL EXCEPTION PRIOR TO BY-LAW

16. (5) A building or structure or use established by a variation order, or special exception prior to the coming into force of this By-law shall be subject to the provisions of the variation order or special exception.

"A", "R", "C", "M", "GD", "O" OR "I" ZONES

16. (6) Whenever the terms "A" Zone, "R" Zone, "C" Zone, "M" Zone, "O" Zone, "GD" Zone or "I" Zone are used, they shall be deemed to refer to all zones containing the same letter in their names.

ENFORCEMENT

17. The enforcement of this By-law, or any resolution or Order enacted by the Council under the Act or any regulation made thereunder shall be in accordance with the Act.

DUTIES OF THE ONWER

RESPONSIBILITIES

18. (1) Neither the granting of a development permit nor the approval of the drawing and specifications nor the inspections made by the Development Officer shall in any way relieve the owner of the responsibility of complying with the requirements of this By-law or of any relevant By-laws of the R.M. of Rockwood.

PERMITS REQUIRED

18. (2) Every owner shall:

(a) Permit the Development Officer or any other duly appointed officer of the Municipality to enter any building or premises at any reasonable time for the purpose of administering or enforcing this By-law and shall not molest, obstruct or interfere with the said Officer in the discharge of his duties under this By-law;

(b) After the development application has been approved and the permit issued, obtain the written approval of the Development Officer before doing any work at variance with the approved documents filed; and

(c) Be responsible for obtaining, where applicable, from the appropriate authorities, permits or licenses relating to the building, grades, sewers or water supply systems, plumbing, signs, blasting, street, occupancy, electrical, highways, and all other permits required in connection with the proposed work.

FEE SCHEDULE

FEES

19. The District Board shall by By-law establish a fee schedule for zoning amendments, conditional use orders, variation orders, zoning memorandum, development permits and other appropriate documents.

PART III - GENERAL REGULATIONS

REGULATIONS

1. The following regulations shall apply to all zones excepted wherein otherwise noted.

CONFORMANCE AND PERMITS REQUIRED

2. No building or structure ahall be erected, reconstructed, structurally altered, enlarged or moved, nor shall any building, structure or land be used for any use other than is permitted in the zones in which such building, structure or land is located and then only after applying for and securing all development permits, building permits, other permits and licences required by all laws and by-laws in effect within the municipality.

BUILDINGS UNDER CONSTRUCTION

3. Any building or structure or portion thereof for which a necessary permit has been issued but which has not been completed or is not in full operation at the date when this zoning by-law becomes effective, and which is not designed for a use permitted in the zones in which it is located or is proposed to be located, may be completed and operated for the non-conforming use for which it was designed if it comes into full operation within one year of the said date and shall, together with the site on which the same is situated and the use to which the same and the said site are put, be subject to all the provisions of Sections 50 to 55 of The Planning Act.

TEMPORARY BUILDINGS AND USES

4. A construction camp or other such temporary work camp and/or other temporary buildings and structures used for the storage of construction materials or equipment, both incidental and necessary to development on the same zoning site may be permitted on a temporary basis subject to the issuance of a development permit under the following conditions:

   (a) A development permit for a temporary building, structure or use shall be subject to such terms and conditions as required by Council or the Development Officer.

   (b) Each development permit issued for a temporary building, structure or use shall be valid for a period of not more than twelve (12) months and may not be renewed for more than two (2) successive periods at the same location.

ACCESSORY BUILDINGS AND USES PERMITTED

5. (1) Where this By-law provides that any premises may be used or a building or structure may be erected or used for a purpose, the purpose includes any building or use accessory thereof.

ACCESSORY BUILDING REGULATIONS

5. (2) Accessory buildings, except as otherwise permitted in the By-law, shall be subject to the following regulations:

(a) Where the accessory building is structurally attached to a main building, it shall be subject to, and must conform to,all regulations of this By-law applicable to the main building;

(b) Accessory buildings shall not be erected in any required yard, except a rear yard;

(c) No detached accessory building shall be located closer than ten (10) feet to any main building nor shall it be located closer than two (2) feet to any side or rear site line. In those instances where the rear site line is coterminous with a lane right-of-way, the accessory building shall not be closer than one (1) foot in such a rear site line. In no instance shall an accessory building be located within a dedicated easement right-of-way;

(d) When an accessory building in any residential or commercial zone is intended for other than storage of private motor vehicles, the accessory use shall be subject to the approval of Council; and

(e) No accessory building shall be erected prior to the erection of the main building except where it is necessary for the storage of the tools and materials for use during construction of the main building; or prior to the establishment of the principal use of the site where no principal building or structure is required.

PROJECTIONS INTO YARDS

6. Except as herein provided, every part of a required yard shall be open and unobstructed from the ground to the sky, save for trees, shrubs, gardens, fences and driveways:

(a) Architectural features may extend or project into a required side yard not more than five (5) inches for each one (1) foot of width of such side yards provided the width of such side yard is not reduced to less than three (3) feet; and may extend or project into a required front yard or rear yard not more than three (3) feet;

(b) An open, unenclosed and uncovered porch or paved terrace may project into a required front or rear yard for a distance not exceeding ten (10) feet, but this shall not be interpreted to include or permit fixed canopies;

(c) An open, unenclosed stairway or balcony, not covered by a roof or canopy, may project into a required rear yard not more than four (4) feet, and such balconies may extend into the required front yard not more than three (3) feet;

(d) Fences, hedges, and landscape architectural features are permitted in all required yards if maintained at a height of not more than three and one-half (3 1/2) feet in the front yard and at a height of not more than six (6) feet in the rear and side yards.

AREA AND YARD REQUIREMENTS

7. Except as herein provided, the following regulations shall apply in all zones to ensure adequate site and yard requirements:

(a) When site and yard requirements cannot reasonably be complied with, as in the case of a planned unit development in a multiple-family zone, or where their application cannot be determined on sites of peculiar shape, topography or due to architectural or site arrangement, such requirements may be modified or varied by Variation Board under Section 56 of The Planning Act;

(b) No building shall be added to, or reconstructed, and no site ahall be reduced in area, if such addition, reconstruction, reduction or alterations, will cause the violation of any provisions of this By-law;

(c) Yards, site width and site area provided for a building or structure existing on the effective date of this By-law or amendments thereto, shall not be reduced, if already less than the minimum requirements of this By-law;

(d) No yard or other open space around an existing building or which is hereafter provided around any building for the purpose of complying with the provisions of this By-law, shall be considered as providing a yard or open space for any other building; nor any yard or other required open space on any adjoining site be considered as providing a yard or open space on a site whereon a building is to be erected; and

(e) Where a site not forming part of a larger contiguous holding under the same ownership has a site width or site area less than that required in the zone in which the site is located,

and was of record at the time this By-law becomes effective, such site may be occupied by any use permitted in the zone in which said site is located provided the minimum yard and minimum dwelling unit area requirements of the zone are complied with;

SIDE YARD EXCEPTIONS

8. For the purpose of side yard regulations, the following dwellings with common party walls shall be considered as one (1) building occupying one (1) site: duplex, triplex and fourplex dwellings, row or town houses, and multiple-family dwellings.

SIDE YARDS ON CORNER SITES

9. On a corner site in any zone, except in a commercial zone, no part of any main building or accessory building shall be erected closer to the side site line of the flanking street than twenty-five (25) feet and in the case of rural zones the side yard shall be the same as the control line of the flanking street.

FRONT YARD EXCEPTIONS

10. Where sites comprising forty (40) percent or more of the entire frontage of the block (excluding reversed corner sites) are developed with buildings, the average front yard depths established by such buildings shall establish the minimum front yard depths for the entire frontage of the block provided such average is less than the minimum front yard required in the Zone in which the site is located.

SITE REDUCED BY PUBLIC UTILITY, SERVICE OR STREET

11. A site area or site width or required yard reduced below the minimum requirements of this By-law by virtue of a public works, street or public utility shall be deemed to conform to the requirements of this By-law.

SITE HAVING NO BUILDINGS OR STRUCTURES

12. Where a site is occupied for a use permitted in a zone and having no buildings or structures thereon, the required yards for the zone within which it is located shall be provided and maintained, except in the case of sites located in "A" Agricultural Zones and "O" Open Space Zones.

CONNECTING TO MUNICIPAL SERVICES

13. All principal buildings constructed on a site served by public or private sewer, water or hydro distribution shall be connected to such services.

PUBLIC MONUMENTS AND STATUTARY

14. Nothing in this By-law shall be so interpreted as to interfere with the maintenance or erection of monuments, statuary, and similar structures.

HEIGHT EXCEPTIONS

15. The provisions of this By-law shall not apply to limit the height of any ornamental dome, chimney, tower, electrical or telephone transmission line, television or radio mast, steeple, water storage tank, electrical apparatus or the mechanical operations of the building.

STREET, LANE OR ROAD

16. (1) All developments shall be on sites having frontage on an approved all-weather road.

FUTURE ROAD ALLOWANCE DEEMED EXISTING

16. (2) No building or structure shall be erected upon any land acquired by The Rural Municipality of Rockwood or any other Federal or Provincial government agency and which has been designated for a future road allowance. Any development adjacent to said future road allowance shall comply with the requirements of the By-laws as if the said future road allowance was already in existance.

SIGNS REGULATIONS

INTENT OF REGULATIONS

17. (1) The regulations of this section are intended and designed to establish a minimum control of signs. Such control is deemed essential to promote the health, safety, and general welfare by reducing hazards to pedestrian and vehicular traffic, by preventing unsightly and detrimental development having a blighting influence upon residential, business and industrial uses, by preventing signs from reaching such excessive size that they obscure one another to the detriment of all parties and by securing certain fundamentals of design for the community.

17. (2) The following shall apply in all zones except wherein otherwise stated:

(a) No sign or sign structure shall be erected at any location where it may interfere with, obstruct the view of, or be confused with any authorized traffic sign, signal or device. No rotating beam, beacon or flashing illumination resembling an emergency light shall be used in connection with any sign display;

(b) No sign or sign structure shall be located in such a manner as to materially impede the view of any street or highway intersection; or in such a manner as to materially impede the view of the intersection of a street or highway with a railroad grade crossing;

(c) All signs and sign structures shall be kept in repair and in proper state of preservation. Signs which have become obsolete because of discontinuance of the business service or activity shall be removed or relocated within thirty (30) days following such condition;

(d) Advertising signs may be permitted in any zone, except in any residential zone, subject to approval of the Council. Where permitted, there shall be not more than one (1) illiminated or non-illuminated sign having an area not exceeding one (1) square foot for each ten (10) feet of frontage with a maximum of one hundred (100) square feet. Where a sign has two or more faces, the area of all faces shall be included in determining the area of the sign, except where two such faces are placed back to back and are at no point more than two (2) feet from one another.

(e) No flashing signs shall be permitted in any zone without the approval of the Council, except in Commercial Zones. In any event, no flashing sign shall be permitted within three hundred (300) feet of any residential zone;

(f) One (1) non-illuminated real estate sign advertising the sale, rental, or lease of a building, structure, site, or part thereof, not exceeding six (6) square feet in area, may be permitted in any zone; and

(g) It is unlawful to erect or maintain any sign on, over or above any land or right-of-way belonging to the municipality and all signs must adhere to all the setback requirements of the zone in which it is located.

EXEMPTIONS FROM SIGN REGULATIONS

18. The following signs shall not be subject to the provisions of this By-law, except wherein otherwise noted:

(a) Signs posted by duly constituted public authorities in the performance of their public duties;

(b) Flags or emblems of a political, civic, educational or religious organization;

(c) Temporary signs may be authorized by Council for not more than two months at a time by written permit which shall show the size, shape, content, height, type of construction and location of such signs;

(d) "No Trespassing" signs not exceeding three (3) square feet;

(e) Construction signs when placed on construction sites and not exceeding twenty-five (25) square feet;

(f) Signs required for direction and convenience of the public, including signs which identify rest rooms or parking entrance or exit, not exceeding five (5) square feet in area; and

(g) Real estate signs not exceeding five (5) square feet in sign area in residential zones and sixteen (16) square feet in other zones, which advertise the sale, rental or lease of the premises.

ONLY ONE MAIN BUILDING OR USE ON A SITE

19. There shall be only one main building and/or one main use on a site except wherein otherwise stated.

MULTIPLE USES

20. Where any land or building is used for more than one purpose, all provisions of this By-law relating to each use shall be satisfied. Where there is conflict such as in the case of site area and frontage, the higher or more stringent standard shall prevail, except otherwise approved by the Council.

BUILDINGS TO BE MOVED

21. No building or structure shall be moved or relocated in whole or in part to any other location from within or from outside the R.M. of Rockwood unless every portion of the building or structure is made to conform to all the regulations of this By-law applying to the zone in which it is to be located.

NOXIOUS OR OFFENSIVE USES

22. Except wherein otherwise provided in this By-law no use shall be permitted in any zone which may be noxious or offensive by reason of the emission or production of odour, dust, refuse matter, wastes, vapour, gas, smoke, vibration or noise. This shall not be interpreted as to prohibit those Conditional Uses specifically permitted in a zone.

CHANGE OF USE, ALTERATION AND ADDITIONS TO BUILDING

23. The purpose for which any land or building is used shall not be changed, no new building shall be erected and no existing building shall be added to or altered, if the effect of such change, erection, addition or alteration is to create a situation contrary to the requirements of this By-law, unless permitted by a variation order in accordance with the provisions of the Act.

PUBLIC UTILITIES AND SERVICES

24. Nothing in this By-law shall be so interpreted as to interfere with the construction, maintenance and operation of the facilities of any public utility, as defined by this By-law, or public service such as police and fire protection, provided that the requirements of such public utility or public service is of a standard compatible with the adjacent area and that any building or structure erected in any zone complies with the yard and area requirements applicable to the zone.

BUILDING GRADE

25. No building or structure shall be erected without first obtaining from the Development Officer written instructions as to grade for the building or structure to be erected.

DEVELOPMENT ON ZONING SITE ONLY

26. (1) No development permit shall be issued for the purpose of carrying out the construction or erection or the placing of any building unless:

(a) The development is to be designed, intended or located on a zoning site as defined in this By-law; or

(b) A variation order has been obtained in accordance with the provisions of the Planning Act.

26. (2) Notwithstanding any provisions elsewhere contained in this By-law, where a parcel of land on record in the Land Titles Office at the time this By-law becomes effective did not, when it became of record, qualify as a lawful site for the purpose of carrying out the construction or the erection or the placing of a particular building thereon by reason of not meeting site area of planning scheme or zoning by-law ("former requirements") for that particular building, and does not meet site area or site width requirements of this By-law and amendments thereto for that particular building, no development permit shall be issued for the purpose of carrying out the construction or the erection or placing of that particular building on the parcel of land unless:

(a) Subsequent to when the parcel of land became of record and prior to the coming into force of this By-law:

(i) the former requirements were varied by the granting of a variation order and, as of the effective date of the order, the parcel of land then met site area and site width requirements for such purpose; or,

(ii) the former requirements were changed by amendment or by repeal and substitution and, as of the effective date of the amendment or repeal and substitution, the

parcel of land then met site area and site width requirements for such purpose; or,

(iii) the parcel of land was rezoned and, as a consequence thereof, met then in force site area and site width requirements for such purpose,

in anyone of which events the parcel of land shall, for such purpose, be deemed to be a 'non-conforming site or parcel' as defined in clause 69(2)(c) of Part I and, provided the remaining requirements of this By-law are met, a development permit shall be issued for such purpose; or,

(b) A variation order has been obtained in accordance with Section 57 of the Planning Act for such purpose in which event and, provided the remaining requirements of this By-law are met, a development permit shall be issued for such purpose.

FLOOD RISK AREAS AND HAZARD LANDS

27. (1) Notwithstanding any other provision of this By-law, the Development Officer may:

(a) Refuse to issue a building and/or development permit where the proposed building or structure, as determined by Council, is to be located within the floodway of a river, stream, drain, watercourse, or is low-lying, marshy, or subject to periodic flooding and where Council has determined that placement of said structure would impede the flow of water or floodwaters and/or create a hazard to life, limb or property; or

(b) Where Council has determined that the specific hazard has not been defined or where the proposed building or structure is to be located within the floodway fringe of a river, stream, drain or water course, or is otherwise subject to periodic flooding or runoff, permit such lands to be developed provided that:

(i) permanent structures shall be set back from all water courses a distance of at least 10 times the height of the bank above channel grade or 196 feet, whichever is greater.

(ii) permanent structures shall be protected from flooding by raising the building site and access to the flood protection level which is two (2) feet above the flood level. The level of the surrounding fill at the building line shall not be less than the flood protection level, and shall not slope more than six (6) inches for a horizontal distance of 15 feet from the building line and not more than one (1) foot vertically to four (4) feet horizontally thereafter.

(iii) the elevation of the main floor shall be a minimum of one foot above the flood protection level.

(iv) Basements, if constructed, shall:

- have the elevation of the basement floor not lower than the flood protection level by:
  . two feet if the fill material is pervious such as sand.
  . 5.5 feet if the fill material is impervious such as clay.
- not contain habitable space.
- not be used for storage of immovable materials or hazardous materials that are bouyant, flamable, explosive or toxic.
- not contain any electrical circuit breaker panels.
- be provided with a sump pit.
- have back-up valves in the sewer pipes or pipes leading to a holding tank or disposal field.

(2) Notwithstanding any other provision of this By-law, the Development Officer may:

(a) Refuse a building and/or development permit where Council has determined that the proposed building or structure is to be located on lands subject to erosion, bank instability, sloughing or is to be located on low-lying wetlands having insufficient bearing strength to accomodate said building or structure; or

(b) Require that the proposed building or structure be constructed and located in such a manner as to negate the effects of the hazard.

(3) Notwithstanding any other provision of this By-law, the Development Officer may:

(a) Refuse a development permit for any drainage works to be undertaken on private lands where Council has determined that such works would create an adverse effect on adjacent public or private lands or where adjacent drains are insufficient to accomodate the added runoff.

(4) The Development Officer may require that the applicant provide, at his own expense, such flood levels, elevations, or other geotechnical data as may be required for its determinations with respect to subsections (1), (2) and (3) above.

(5) Council may, prior to the issuance of a development permit, consult with Water Resources Branch, Dept. of Mines and Natural Resources.

PART IV - ZONES

ZONES

1. In order to carry out the intent and purpose set forth in this By-law, the following zones are hereby established in the Area:

(1)	"A80"	Rural and Agricultural Zone
(2)	"AL"	Limited Agricultural Zone
(3)	"RR"	Rural Residential Zone
(4)	"RMHS"	Residential Mobile Home Subdivision Zone
(5)	"R	Residential Zone
(6)	"C"	Commercial Zone
(7)	"CH"	Highway Commercial Zone
(8)	"MS"	Special Industrial Zone
(9)	"GD"	General Development Zone
(10)	"O"	Open Space Zone
(11)	"I"	Institutional Zone

ZONING MAPS

2. The location and the boundaries of the Zones listed in Section 1 above are shown upon Zoning Maps attached hereto, marked as Appendix "B" to this By-law. Said Zoning Maps form part of this By-law. All notations, references and other information shown thereon, together with any amendments made by amending by-laws from time to time and shown thereon, together with any amendments to boundaries in the case of any street, lane or public utility right-of-way closing, as provided in subsection (4) of Section 2 of this Part, shall be as much a part of this By-law as if the matters and information set forth by the said Zoning Maps were fully described herein.

(1) DIMENSIONS AND SCALE

The scale and all dimensions of the Zoning Maps are in feet.

(2) REGISTERED PLANS

All plan references on the Zoning Maps pertain to registered plans filed in the Winnipeg Land Titles Office.

(3) ABBREVIATIONS

The abbreviations noted on the Zoning Maps mean the following:

(a) "Blk." means Block;
(b) "Gov't. Rd. All'ce." means Government Road Allowance;
(c) "Pcl." means Parcel;
(d) "Pt." means Part;
(e) "Rge." means Range;

(f) "R.M. of Rockwood" means the Rural Municipality of Rockwood;
(g) "Sec." means Section;
(h) "Twp." means Township;
(i) "E.P.M." or "E" means East of the Principal Meridian;
(j) "P.R." means Provincial Road; and
(k) "P.T.H." means Provincial Trunk Highway

(4) INTERPRETATION OF ZONING BOUNDARIES

In the interpretation of the boundaries of the zones as shown on the Zoning Maps, the following rules shall apply;

(a) Heavy broken lines represent zone boundaries. Where the zone boundary is broken by the name of a street, it shall be construed that the boundary continues through the name of the street;

(b) Notwithstanding that streets, lanes and public utility rights-of-way may be within zone boundaries, the regulations contained in this By-law shall not be deemed to be applicable to said streets, lanes and public utility rights-of-way;

(c) Boundaries indicated as following the centreline of streets, highways or lanes shall be construed as following such center lines;

(d) Boundaries indicated as following lot, site or property holding lines on a registered plan shall be construed as following such lot, site or property holding lines;

(e) Boundaries indicated as following the limits of an incorporated municipality shall be construed as following the limits of said municipality;

(f) Boundaries indicated as following the centreline of railway lines or railway rights-of-way or public utility lines or rights-of-way shall be construed to be midway between the main tracks or the centre of the right-of-way, as the case may be;

(g) If a street, or lane or Government Road Allowance shown on the Zoning Map is lawfully closed, the land formerly comprising the street, or government road allowance lane shall be included within the zone of the adjoining land provided that if the said street, or government road allowance lane was a zone boundary between two or more different zones, the new zone boundary shall be the former centreline of the closed street, or government road allowance lane; and

(h) Boundaries indicated as following the centrelines of streams or rivers shall be construed as following the centreline of such streams or rivers.

PART V - AGRICULTURAL ZONES

INTENT AND PURPOSE

1. (1) The agricultural zones established in this By-law are intended to provide sufficient land for various types of agricultural development in the area in accordance with the provisions of the South Interlake Planning District Development plan.

(2) The "AL" Limited Agricultural Zone provides for the restricted use of agricultural activities in areas where it is no longer possible to permit a full range of agricultural uses.

(3) The "A80" Agriculture Zone provides for a full range of agricultural uses, except that certain separation distances are required between a livestock production operation and certain other uses.

GENERAL PROVISIONS

2. The provisions applying to all agricultural zones are contained within this part. Also, applying to these zones are the provisions of Part I - Definitions; Part II - Administration; Part III - General Regulations; Part IV - Zones; and "Appendix B".

GENERAL USE REGULATIONS

3. Except as otherwise specifically provided in this By-law, no building shall be erected or altered and no building or premises shall be used for any purpose except as shown in Tables V-I and V-II with the following exception:

(a) Uses lawfully established prior to the effective date of this By-law.

CONDITIONAL USE

4. Any use listed as a "Conditional Use" in the Agricultural Zones shall comply with the regulations set forth in Section 9, Part II - Administration.

ACCESSORY USES, BUILDINGS AND STRUCTURES

5. In the Agricultural Zones, accessory uses, buildings, and structures shall be limited to the following.

(a) Farm dwelling to include a single-family dwelling or a mobile home when on the same site with a permitted or conditional agricultural activity;

(b) Staff dwelling, to include a single-family dwelling, two-family dwelling, dormitory, and mobile home when on the same

site with permitted or conditional uses where, in the opinion of the Council, said dwelling is essential for the maintenance, operation and care of the permitted or conditional use;

(c) Buildings or structures for the operation and maintenance of an agricultural activity;

(d) Storage of goods used in or produced by agricultural activities on the same site with such activities, unless such storage is excluded by the zone or provincial regulations;

(e) A private garage, carport, covered patio, toolhouse, shed, and other similar buildings for the storage of domestic equipment and supplies;

(f) Incinerators and individual sewage disposal systems, subject to the authority having jurisdiction;

(g) A children's playhouse, garden house, summer house, private greenhouse, private conservatory and private swimming pools, open or closed;

(h) Accessory signs as permitted in this PART; and

(i) Clubhouses and other related recreational structures on the grounds of private clubs, golf courses and other like permitted or approved recreational facilities.

HOME OCCUPATIONS

6. In the Agricultural Zones, home occupations shall conform with the following conditions:

(a) Not more than three hundred (300) square feet of floor area is devoted to home occupations in any dwelling unit or building accessory thereto, or twenty percent (20%) of the floor area, whichever is the lesser; and

(b) A development permit for a home occupation may be issued for a maximum of three (3) years, at which time it shall expire, unless it is renewed at the discretion of Council for an additional period not exceeding three (3) years.

BULK REGULATIONS

INTENT AND PURPOSE

7. The Agricultural Bulk regulations established herein are intended to provide the opportunities for a variety of agricultural activities and ensure their protection from incompatible uses.

(a) The "A8O" Agricultural Bulk regulations shall be set forth in Table V-I, "A8O" Agricultural Use and Bulk Table.

(b) The "AL" Limited Agricultural Bulk regulations shall be set forth in Table V-II, "AL" Limited Agricultural Use and Bulk Table.

LOCATION OF DWELLING UNITS WITH RESPECT TO SANITARY FACILITIES

8. Notwithstanding the provisions of this PART, a dwelling unit within one thousand three hundred and twenty (1320) feet of an abandoned or active waste disposal site or one thousand (1000) feet of a sewage lagoon shall be deemed a conditional use.

PROXIMITY OF ANHYDROUS AMMONIA STORAGE TANKS TO RESIDENTIAL USES

9. An anhydrous ammonia storage tank with a storage capacity exceeding two thousand (2000) imperial gallons shall not be located within one thousand (1000) feet of an existing dwelling unit or one half (1/2) mile of a General Development or Residential Zone or as required by the Department of Labour, excluding residence of the owner or operator.

PROXIMITY OF BUILDINGS AND STRUCTURES TO AIR LANDING STRIPS

10. All buildings and structures, when being located in close proximity to licensed air landing strips, whether on the same property or adjoining property, shall be governed by the recommended Transport Canada regulations.

LIVESTOCK PRODUCTION OPERATIONS

11. The following regulations shall apply to livestock production operations:

(a) A development permit shall be required for the establishment of a Livestock Production Operation in excess of 10 L.W.U.'s within the Limited Agricultural Zone and for the expansion of an existing Livestock Production Operation above 100 L.W.U.'s. The permit shall state the use of the land, buildings or structures, and the capacity of the operation, in terms of number of animals, and the method of waste disposal.

(b) Notwithstanding the provisions of Table V-I "Agricultural Use and Bulk Tables", a Livestock Production Operation producing wastes in excess of 200 L.W.U.'s shall be deemed a conditional use in the "A80" Zone.

(c) Notwithstanding the above, no Livestock Production Operations shall be permitted on a site of less than 5 acres without a development permit.

(d) Livestock Waste Unit or L.W.U.

In determining the number of L.W.U. produced by a livestock production operation, the following table shall apply:

Agricultural Zones

TYPE OF OPERATION	LIVESTOCK WASTE UNITS (L.W.U.)
Dairy Cattle	
1 Milk Cow	1.0
1 Milk Cow plus Dry Cows	1.2
1 Milk Cow plus Dry Cows, replacement heifers, calves	1.4
Beef Cattle	
1 Beef Animal of Feedlot Capacity	0.36
1 Beef Cow plus replacement heifers, calves (All year Dry lot Capacity)	0.7
1 Beef Cow plus replacement heifers, calves (Winterlot Capacity)	0.42
1 Beef Cow plus bulls, replacement heifers, calves (Summer pasture only)	0.28
Swine	
1 Sow (Farrow-Finish) plus boars, replacement gilts, suckling pigs to market	2.0
1 Sow (Farrow-Weanling) plus boards, replacement gilts, suckling pigs to 40 pounds	0.8
1 Feeder Pig (40 pounds to market) Feeder Barn Capacity	0.2
Chickens	
100 Laying Hens	0.9
100 Chicken Broilers	0.53
100 Hens in Breeder Flock	1.2
Turkeys	
100 Turkey Broilers	0.85
100 Turkey Feeders	1.5
100 Turkey Hens in Breeder Flock	2.2
Ducks	
100 Ducks	1.0
Geese	
100 Geese	1.1
Horses	
1 Horse	0.5
Sheep	
1 Ewe, plus rams, lambs	0.1
Rabbits	
10 Does, plus bucks, litters	0.4

REMOVAL OF EXTRACTIVE MINERALS

12. (1) A development permit shall be required for the removal of quarry minerals or for the expansion of an existing extractive operation and shall include:

(a) In the case of Crown quarry minerals, proof of the issuance of a Provincial Lease or Casual Permit under Manitoba Regulation 226/76 (Quarrying Minerals Regulations, 1976);

(b) A plan showing areas and means for disposing overburden and routes for hauling the minerals;

(c) A site plan showing the precise plan of the operation, the manner in which extraction or development will occur, the means of visual buffering and noise and dust protection, and the intended use(s) of the site upon completion of the quarrying phase;

(d) A plan for rehabilitation of the site when exhausted and where applicable, subject to Manitoba Regulation 226/76.

CONSULTATION WITH MINERAL RESOURCES DIVISION

12. (2) The Council shall, prior to the issuance of the above permit, consult with the provincial Mineral Resources Division.

MOBILE HOMES

13. (1) No mobile home shall be placed in the Rural Municipality of Rockwood and used as a dwelling unless it meets all structural standards as determined by the Buildings and Mobile Homes Act, Chapter B93, s.m. 1979 as amended. Temporary uses as provided for in Section 4 of Part III are excepted from this requirement.

(2) A mobile home dwelling, when located on a site, shall:

(a) Be connected to a private sewage disposal system installed in accordance with regulations under the Clean Environment Act;

(b) Be anchored to a basement, foundation, or concrete pad in accordance with C.S.A. Z240; and

(c) Be connected to the hydro system with an approved electrical service outlet.

(3) All structures and/or buildings such as porches, additions, carports, private garages, skirting and storage facilities shall be painted or pre-finished and maintained, and in the opinion of Council will complement the main structure.

(4) Comply with the R.M. of Rockwood Mobile Home By-law 10/73.

PRIVATE STABLES

14. Private stables in an agricultural zone shall be subject to the following requirements:

(1) The site area in which they are located shall not be less than 5 acres and the number of animals to be sheltered shall not exceed one (1) L.W.U. or an additional 1 L.W.U. for each additional acre of land up to a maximum of 5 L.W.U.'s;

(2) The private stable and the waste storage areas shall be separated a distance of 250 feet from any dwelling, except the dwelling of the owner, 50 feet from the site boundaries and 250 feet from a public highway (see Appendix C);

(3) The paddock or animal exercising yard or enclosure shall be 15 feet from the site boundaries; and

(4) Notwithstanding the above provisions, in the event that a dwelling is later located on adjacent site(s) nearer to the private stable, the said private stable shall not become a non-conforming building nor a non-conforming use and may be enlarged and maintained.

SPECIAL EXCEPTION

15. In the case of an interior site or corner site, no tree, shrub, brush, or hedge shall be planted nearer the street site line than a distance of fifty (50) feet.

MOBILE HOME PARK

16. All Mobile Home Parks must comply with the R.M. of Rockwood Mobile Home By-law 10/73, being a By-law to License and regulate the placing of mobile homes on a site.

Table V-1 "A80" Agricultural Use and Bulk Table

PERMITTED USES	MINIMUM REQUIREMENTS								MAXIMUM REQUIREMENTS	
	Site area (acres)	Site width (ft)	Front yard (ft)	(a) Side yard (ft)	rear yard (ft)	unit dwelling area (sq.ft)	(b) distance to other bldg (ft)	number of parking spaces required	height (ft)	site coverage (%)
Accessory buildings, uses and structures excluding dwellings			125	25	25		10		20	
Accessory dwellings as provided for by Section 5(a) in this part			125	25	25	960	10		30	
Dwellings, single family or mobile home (c)	80	600	125	25	25	960	10		30	
General Agricultural activities including nurseries, ranches, market gardening, cereal and special crop production.	80	600	125	25	25		10		30	
Grain Elevators, sales and storage	2	200	125	25	25		10		75	
Home occupations	see Section 6 of this PART									
Livestock production operations (d)	80	660	125	25	25		10		30	
One-family dwelling or mobile home when located on a lot approved in accordance with the South Interlake Planning District Development Plan. (c)	2	200	125	25	25	960	10		30	
Private stable	5	400	250	50	50		10		30	

Table V-1 "A80" Agricultural Use and Bulk Table

CONDITIONAL USES	MINIMUM REQUIREMENTS								MAXIMUM REQUIREMENTS	
	Site area (acres)	Site width (ft)	Front yard (ft)	(a) Side yard (ft)	rear yard (ft)	unit dwelling area (sq.ft)	(b) distance to other bldg (ft)	number of parking spaces required	height (ft)	site coverage (%)
Accessory uses, buildings and structures	-	-	125	25	25		10		30	
Agricultural implement Sales, Assembly and Service, including sales area and bulk storage and sales of fertilizer, pesticides, feeds, seed cleaning, etc.	5	400	125	50	25		10		30	
Aircraft landing areas	20	500	125	300	300		10		30	
Auction Marts, Agricultural and Auto	5	300	250	50	50		10		30	
Automobile wrecking and body shops	5	300	250	50	50		10		30	
Cemeteries, Crematoriums and mosoleums	2	200	125	25	25		10		30	
Churches, religious institutions, church halls	2	200	125	25	25		10		30	
Communications installations and facilities	2	200	125	25	25		10		75	
Concrete batching plant	5	400	125	25	25		10		30	
Contractors Yard	5	400	125	25	25		10		30	
Dog kennels and Veterinary Clinics	2	200	125	25	25		10		30	
Golf courses, driving range	5	300	125	25	25		10		30	
Landscape gardners and landscape contractors	40	300	125	25	25		10		30	
Museums	2	200	125	25	25		10		30	

Table V-1 "A80" Agricultural Use and Bulk Table

CONDITIONAL USES	MINIMUM REQUIREMENTS								MAXIMUM REQUIREMENTS	
	Site area (acres)	Site width (ft)	Front yard (ft)	(a) Side yard (ft)	rear yard (ft)	unit dwelling area (sq.ft)	(b) distance to other bldg. on site (ft)	number of parking spaces required	height (ft)	site coverage (%)
Park, Agricultural Society grounds, playgrounds	2	200	125	25	25		10		30	
Recreational camps	5	300	250	25	25		10		30	
Sand and gravel pits and mining operations	20	300	250	50	50		10		30	
Schools	5	300	125	25	25		10		30	
Service Stations	2	200	125	25	25		10		30	
Sewage/waste disposal grounds	2	200	125	25	25		10		30	
Shooting Ranges	10	400	125	25	25		10		30	

Exceptions:

(a) The minimum side yard on the street side of a corner or reverse corner site shall be 75 feet.

(b) The minimum separation between dwellings on the same site shall be 50 feet. The minimum separation distance between any building or structures containing livestock or poultry, from a dwelling on an adjacent site shall be 250 feet.

(c) A development permit is required for the placement of a mobile home on a site. The minimum dwelling unit floor area shall be 700 square feet.

(d) Livestock production operations in excess of 100 livestock waste units shall not be located nearer than 1000 feet to a dwelling, public park, camp site, trailer park, eating establishment or golf course, except a dwelling of the owner or operator of the Livestock Production Operation on the same site. Also, see Section 11 of this PART.

Table V - II "AL" Limited Agricultural Use and Bulk Table

PERMITTED USES	MINIMUM REQUIREMENTS								MAXIMUM REQUIREMENTS	
	Site area (acres)	Site width (ft)	Front yard (ft)	(a) Side yard (ft)	rear yard (ft)	unit dwelling area (sq.ft)	(b) distance to other bldg. on site (ft)	number of parking spaces required	height (ft)	site coverage (%)
Accessory buildings uses and structures, excluding dwellings			125	25	25		10		20	
Accessory dwellings as provided for by Section 5 (a) of this part			125	25	25	960	10		30	
Dwellings, single-family or mobile home (c)	80	600	125	25	25	960	10		30	
Dwellings, single-family or mobile home when located on a lot approved in accordance with the South Interlake Planning District Development Plan (c).	2	200	125	25	25	960	10		30	
General Agricultural activities including nurseries, market gardening, greenhouses, but excluding livestock production operations	80	600	125	25	25		10		30	
Group and home day care facilities	2	200	125	25	25	960	10		30	
Home Occupations	see Section 6 of this PART									
Private stables	5	400	250	50	50		10		30	

Table V-11 "AL" Limited Agricultural Use and Bulk Table

CONDITIONAL USES	MINIMUM REQUIREMENTS								MAXIMUM REQUIREMENTS	
	Site area (acres)	Site width (ft)	Front yard (ft)	(a) Side yard (ft)	rear yard (ft)	unit dwelling area (sq.ft)	(b) distance to other bldg (ft)	number of parking spaces required	height (ft)	site coverage (%)
Accessory uses, buildings, uses and structures			125	25	25		10		20	
Auction Marts, Agricultural and Auto	5	300	250	50	50		10		30	
Cemeteries, Cremetoriums and Mansoleums	2	200	125	25	25		10		30	
Communication installations and facilities	2	200	125	25	25		10		30	
Concrete Batching Plant	5	400	125	25	25		10		30	
Contractors yard	5	400	125	25	25		10		30	
Dog kennels and Veterinary Clinics	2	200	125	25	25		10		30	
Golf Courses, driving range	5	300	125	25	25		10		30	
Landscape gardeners and landscape contractors	40	300	125	25	25		10		30	
Livestock Production operations (d)	80	660	125	25	25		10		30	
Mobile Home Park	see section 16 of this PART.									
Parks, agricultural society grounds, playgrounds	2	200	125	25	25		10		30	
Religious institutions, churches, church halls	2	200	125	25	25		10		30	
Sand and gravel pits and mining operations	20	300	250	50	50		10		30	

Table V - II "AL" Limited Agricultural Use and Bulk Table

CONDITIONAL USES	MINIMUM REQUIREMENTS								MAXIMUM REQUIREMENTS	
	Site area (sq.ft)	Site width (ft)	Front yard (ft)	(a) Side yard (ft)	rear yard (ft)	(b) unit dwelling area (sq.ft)	distance to other bldg. on site (ft)	number of parking spaces required	height (ft)	site coverage (%)
Seed cleaning, farm implement sales and similar agro-business	5	300	125	25	25		10		30	
Senior citizens homes	2	200	125	25	25		10	0.5/unit	30	
Service stations	2	200	125	25	25		10		30	
Sewage/waste disposal grounds	2	200	125	25	25		10		30	

Exceptions:

(a) The minimum side yard on the street side of a corner or reverse corner site shall be 75 feet.

(b) The minimum separation between dwellings on the same site shall be 50 feet. The minimum separation distance between any building or structures containing livestock or poultry, from a dwelling on an adjacent site shall be 250 feet.

(c) A development permit is required for the placement of a mobile home on a site. The minimum dwelling unit floor area shall be 700 square feet.

(d) Livestock production operations in excess of 100 livestock waste units shall not be located nearer than 1000 feet to a dwelling, public park, camp site, trailer park or eating establishment, golf course, except a dwelling of the owner or operator of the Livestock Production Operation on the same site. Also, see Section II of this PART.

PART VI - RESIDENTIAL ZONES

INTENT AND PURPOSE

1. (1) The Residential Zones eatablished in this By-law are intended to provide sufficient land for various types of residential development in the area in keeping with the provisions of the Development Plan.

(2) The "R" Residential Zone provides for the development of single-family dwellings, two-family dwellings and multiple-family dwellings within an urban context.

(3) The "RR" Rural Residential Zone provides for the development of single-family dwellings in a "semi-rural" environment.

(4) The "RMHS" Residential Mobile Home Subdivision Zone provides for the placement of mobile homes on sites within a mobile home subdivision within a plan registered in the Land Titles Office, which are offered for sale to the mobile home owners.

GENERAL PROVISIONS

2. The provisions applying to all Residential Zones are contained within this Part. Also, applying to these zone are the provisions of Part 1 - Definitions; Part II - Administration; Part III - General Provisions; and Part IV - Zoning and Appendix "B".

GENERAL USE REGULATIONS

3. Except as otherwise specifically provided in this By-law, no buildings shall be erected or altered and no building or premises shall be used for any purpose except as shown on Tables VI-I, VI-II and VI-III, with the following exceptions:

(a) Uses lawfully established prior to the effective date of this By-law.

CONDITIONAL USE

4. Any use listed as a "Conditional Use" in the Residential Zones shall comply with the regulations set forth in Section 9, Part II - Administration.

ACCESSORY USES, BUILDINGS AND STRUCTURES

5. In the Residential Zones accessory uses, buildings, and structures shall be limited to the following:

(a) A children's playhouse, garden house, private greenhouse, summer house, private conservatory and private swimming pool, open or enclosed;

(b) A private garage, carport, covered patio, toolhouse, shed or other similar building;

(c) Incinerators subject to the approval of the authority having jurisdiction;

(d) Signs as permitted and regulated in this Part;

(e) Accessory off-street parking areas as required and regulated in this Part;

(f) Refuse and garbage area separate from required parking areas, buffers and open spaces for multiple-family dwellings and other permitted or conditional uses where the owner or occupants produce fifty-four (54) cubic feet or more of garbage or refuse per week. The location and size of the area within the zoning site shall be subject to the approval of the Council.

(g) An electric fence or barbed wire fence shall be prohibited in the "R" and "RMHS" Zones.

HOME OCCUPATIONS

6. Home occupations shall conform with the following conditions:

(1) Not more than three hundred (300) square feet of floor area is devoted to home occupations in any dwelling unit or building accessory thereto, or twenty percent (20%) of the floor area, whichever is the lesser; and

(2) A development permit for a home occupation may be issued for a maximum of three (3) years, at which time it shall expire, unless it is renewed at the discretion of Council for an additional period not exceeding three (3) years.

BULK REGULATIONS

INTENT AND PURPOSE

7. (1) The Residential bulk regulations established herein are intended to ensure that the site area and yards will be adequate to allow space for the dwelling units, car parking, and recreational areas as well as to provide for convenient access for vehicles and pedestrians, sufficient space for natural light and air to penetrate all windows, and to provide setbacks from site boundaries to afford space for maintenance and privacy.

(2) The Residential Bulk Regulations shall be set forth in Table VI-I, Residential Use and Bulk Table.

(3) The Rural Residential Bulk Regulations shall be set forth in Table VI-II, Rural Residential Use and Bulk Table.

(4) The Residential Mobile Home Bulk Regulations shall be set forth in Table VI-III, Residential Mobile Home Subdivision Use & Bulk Table.

AREA AND YARD REQUIREMENTS FOR TWO-FAMILY AND MULTIPLE-FAMILY DWELLINGS

8. (1) For the purpose of side yard regulations, the following dwellings with common party walls shall be considered as one (1) building occupying one (1) site; duplex, triplex, and four-plex dwellings, row or town houses, and multiple-family dwellings.

(2) (a) A semi-detached two-family dwelling, town house, duplex or a row-house may be subdivided into two or more attached single-family dwellings, through the common party wall.

(b) Unless otherwise approved, the lots so created by subdividing the side-by-side or duplex, or row-house may only be used for the purpose of single-family dwellings, and the resulting site area and site width shall become the minimum site area and site width required for said dwellings.

PARKING

9. (1) For a single-family dwelling, duplex, triplex, row house, or mobile home, there shall be a minimum of one parking space per dwelling unit located on the same zoning site.

(2) For multiple-family dwellings, there shall be one decimal five (1.5) parking spaces per dwelling unit.

(3) For other permitted or conditional uses within the residential zones, there shall be an adequate number of parking spaces, as determined by Council, to provide for employees, visitors and customers.

SIGNS

10. The following signs shall be permitted in the Residential Zones:

(1) In the case of a single-family or two-family dwelling associated with a home occupation, there shall be not more than one (1) lighted or unlighted identification sign for each dwelling unit and each sign shall not exceed two (2) square feet in area.

(2) There shall be not more than one (1) lighted or unlighted identification sign not exceeding twelve (12) square feet in area for each multiple-family building, or Senior Citizen's housing development.

(3) In the case of any other permitted or conditional uses, there shall not be more than one (1) lighted or unlighted identification sign or bulletin board, not exceeding eighteen (18) square feet in area.

PRIVATE STABLES

11. Private stables in the "RR" Rural Residential Zone shall be subject to the following regulations:

(a) The site area in which they are located shall not be less than 5 acres and the number of animals to be sheltered shall not exceed 1 L.W.U. or an additional 1 L.W.U. for each additional acre of land up to a maximum of 5 L.W.U.'s;

(b) The private stable and the waste storage areas shall be separated a distance of 250 feet from any dwelling (other than the dwelling on the same site), 50 feet from the site boundary and 250 feet from a public highway (see Appendix C);

(c) The paddock or animal exercising yard or enclosure shall be 15 feet from the site boundaries; and

(d) Notwithstanding the above provisions, in the event that a dwelling is later located on adjacent site(s) nearer to said private stable, the said private stable shall not become a non-conforming building nor a non-conforming use and may be enlarged and maintained.

MOBILE HOMES

12. (1) No mobile home shall be placed in the Rural Municipality of Rockwood and used as a dwelling unless it meets all structural standards as determined by the Buildings and Mobile Homes Act, Chapter B93, s.m. 1979, as amended. Temporary buildings and uses as provided for by Section 4 of Part III herein are excepted from this requirement.

(2) A mobile home dwelling, when located on a site, shall:

(a) Be connected to a private sewage disposal system installed in accordance with regulations under the Clean Environment Act;

(b) Be anchored to a basement, foundation, or concrete pad in accordance with C.S.A. Z240; and

(c) Be connected to the hydro system with an approved electrical service outlet.

(3) All accessory structures and/or buildings such as porches, additions, carports, private garages, skirting and storage facilities shall be painted or pre-finished and maintained, and in the opinion of Council, will complement the main structure.

(4) Comply with the R.M. of Rockwood Mobile Home By-law 10/73.

Table VI - 1 "R" Residential Use and Bulk Table

PERMITTED USES	MINIMUM REQUIREMENTS								MAXIMUM REQUIREMENTS	
	Site area (sq.ft)	Site width (ft)	Front yard (ft)	(c) Side yard (ft)	rear yard (ft)	unit dwelling area (sq.ft)	distance to other bldg. on site (ft)	number of parking spaces required	height (ft)	site coverage (%)
Accessory use buildings and structures (a)			30	5	2		10		20	15
Dwellings, single-family (serviced) (b)	9,000	70	30	5	25	960	10	1	30	30
Dwellings, single-family (unserviced) (b)	15,000	100	30	5	25	960	10	1	30	30
Dwellings, two-family	15,000	100	30	5	25	960	10	2	30	30
Group and home day care facilities	9,000	70	30	5	25	960	10	2	30	30
Home occupations	see section 6 of this PART.									
Playgrounds, tot lots, open space, recreational uses and public reserves	as determined by Council									

Table VI - 1 "R" Residential Use and Bulk Table

CONDITIONAL USES	MINIMUM REQUIREMENTS								MAXIMUM REQUIREMENTS	
	Site area (sq.ft)	Site width (ft)	Front yard (ft)	(c) Side yard (ft)	rear yard (ft)	unit dwelling area (sq.ft)	distance to other bldg. on site (ft)	number of parking spaces required	height (ft)	site coverage (%)
Accessory uses buildings and structures	~~5 acres~~		30	5	2		10		20	15
Hospitals	80,000	200	30	15	25			(d)(3)	35	40
Multiple-family dwellings, serviced	10,000	100	30	15	25	600	15	1.5/unit	35	40
Religious institutions, churches and church halls	40,000	200	30	15	25		30	(d)(1)	35	30
Residential care facilities (e)	12,000	80	30	15	25		15		30	35
Schools, Educational facilities	5 acres	300	30	15	25		10	(d)(2)	35	30
Senior Citizens Homes	10,000	100	30	15	25	600	15	0.5/unit	30	40

Exceptions:

(a) The vehicular access door(s) for a private garage shall be a maximum of 8 feet in height.

(b) Serviced dwellings are those which are attached to a municipal sewage system or where there is a pumpout holding tank installed. Unserviced dwellings are those where sewage wastes are disposed of on site, except as previously noted.

(c) Side yard exceptions for single and two-family dwellings:
- (1) The minimum side yard on the street side of a corner site shall be fifteen (15) feet.
- (2) In the case of an accessory building located to the rear of the main building, the minimum side yard shall be two (2) feet unless the site is a corner site in which case the minimum side yard on the street side shall be fifteen (15) feet.
- (3) Without a lane at the rear of the site one side yard shall be fifteen (15) feet except where an attached garage or carport is provided at the side of the main building.
- (4) The minimum side yard of a two (2) storey dwelling and attached garage or carport shall be six (6) feet.

(d) Parking requirements:
- (1) 1 space for every 100 sq.ft. of gross floor area.
- (2) 1.5/classroom.
- (3) 0.5 space/person that can be accommodated by the facility.

(e) Includes care homes for the elderly and group homes for the retarded or mentally ill.

Table VI-11 "RR" RURAL Residential Use and Bulk Table

PERMITTED USES	MINIMUM REQUIREMENTS								MAXIMUM REQUIREMENTS	
	Site area (acres)	Site width (ft)	(a) Front yard (ft)	(b) Side yard (ft)	rear yard (ft)	unit dwelling area (sq.ft)	distance to other bldg. on site (ft)	number of parking spaces required	height (ft)	site coverage (%)
Accessory uses, buildings and structures			125	25	10		10		20	
Agricultural activities including nurseries, market gardening, but excluding livestock production operations.	5	300	125	25	25		10		30	
Golf courses	5	300	125	25	25		10		30	
Home Occupations	see section 6 of this PART									
Playgrounds, open space, recreational uses and public reserves	as determined by Council									
Single-family dwellings	5	300	125	25	25	960	10	1	30	
(1) Norris Lake Plan No. 9350	0.4	60	125	10	25	960	10	1	30	
(2) Norris Lake Plan No. 15411	1	150	125	25	25	960	10	1	30	

Table VI-II "RR" RURAL Residential Use and Bulk Table

CONDITIONAL USES	MINIMUM REQUIREMENTS								MAXIMUM REQUIREMENTS	
	Site area (acres)	Site width (ft)	(a) Front yard (ft)	(b) Side yard (ft)	rear yard (ft)	unit dwelling area (sq.ft)	distance to other bldg (ft)	number of parking spaces required	height (ft)	site coverage (%)
Accessory uses, buildings and structures			125	25	25		10		20	
Cemeteries	5	300	125	25	25		10		30	
Dog kennels	2	200	125	25	25		10		30	
Private stables	5	400	250	50	50		10		30	
Religious institutions, churches, church halls	2	200	125	25	25		30	(c)	30	

(a) The minimum front yard on an interior street other than a municipal road or Provincial Highway shall be 75 feet.

(b) The minimum side yard on the street side of a corner or reverse corner site shall be 75 feet, except where the side yard abuts a municipal road allowance or provincial highway, in which case the side yard shall be the same as the set back requirements of said road or highway.

(c) One (1) space for every 100 sq.ft. of gross floor area.

Table VI-III "RMHS" Residential Mobile Home Subdivision

PERMITTED USES	MINIMUM REQUIREMENTS								MAXIMUM REQUIREMENTS	
	Site area (sq.ft)	Site width (ft)	Front yard (ft)	Side yard (ft)	rear yard (ft)	unit dwelling area (sq.ft)	distance to other bldg. on site (ft)	number of parking spaces required	height (ft)	site coverage (%)
Accessory uses, buildings and structures			30	5	10		10		20	10
Home Occupations	see section 6 of this PART									
Mobile Homes (a)	10,000	70	30	10	25	700	10		30	
Playgrounds, tot lots recreational uses and public reserves	as determined by Council									

(a) A development permit is required for the placement of a mobile home on a site.

PART VII - COMMERCIAL ZONES

INTENT AND PURPOSE

1. (1) The Commercial Zones established in this By-law are intended to provide sufficient land in suitable locations to meet the needs of Commercial development and in keeping with the provisions of the Development Plan.

(2) The "C" Commercial Zone provides appropriate land for the development of intensive retail, business service and administrative uses.

(3) The "CH" Highway Commercial Zone provides appropriate land for those businesses requiring large sites, serving the motoring public and requiring direct access to a highway.

GENERAL PROVISIONS

2. The provisions applying to all Commercial Zones are contained within this Part. Also, applying to these zones are the provisions of Part I - Definitions; Part II - Administration; Part III - General Regulations; Part IV - Zoning; and "Appendix B".

GENERAL USE REGULATIONS

3. Except as otherwise specifically provided in this By-law, no building shall be erected or altered and no building or premises shall be used for any purpose except as shown in Table VII-I and VII-II, with the following exception:

(a) Uses lawfully established prior to the effective date of this By-law.

CONDITIONAL USE

4. Any use listed as a "Conditional Use" in the Commercial Zones shall comply with the regulations set forth in Section 9, Part II - Administration.

ACCESSORY USES, BUILDINGS AND STRUCTURES

5. In the Commercial Zones accessory uses, buildings and structures shall be limited to the following:

(a) A dwelling unit or mobile home for a watchman or caretaker and his family whose presence on the site, in the opinion of Council, is essential;

(b) A private garage, carport, covered patio, toolhouse, shed or other similar buildings;

(c) Incinerators and individual sewage disposal systems subject to the authority having jurisdiction;

(d) The production, procesaing, cleaning, servicing, altering, testing, repair or storage of merchandise normally incidental to a business or personal service if conducted by the same ownership as the principal use;

(e) A children's playhouse, garden house, private greenhouse;

(f) Accessory off-street parking area and local areas; and

(g) Accessory signs as permitted and regulated in this Part.

BULK REGULATIONS

6. (1) The Commercial site width and depth bulk regulations established herein are intended to ensure that the site area and yards will be adequate to allow space for commercial uses with safe vehicle ingress and egress and sufficient parking and loading facilities.

(2) The Commercial bulk regulations shall be as set forth in Tables VII-I and VII-II, Commercial Use and Bulk Tables.

SPECIAL YARDS ALONG ZONE BOUNDARIES

7. Notwithstanding any other requirements provided elsewhere in this By-law, where a site within a Commercial Zone abuts a Residential Zone, the following regulations shall apply:

(a) The minimum yard requirements for the abutting site in the Commercial zone shall be as follows, but only for the yard which so abuts:

Front Yard, Minimum	30 feet
Side Yard, Minimum	10 feet
Rear Yard, Minimum	25 feet

(b) No open storage or outdoor display shall be permitted in an abutting yard in the Commercial zone, except where a solid fence of six (6) feet high is provided and maintained along the site line abutting the Residential zone boundary;

(c) No parking and loading spaces shall be permitted within 10 feet of any site lines of a Residential zone;

(d) Signs located in an abutting yard shall be subject to the following requirements:

(i) all signs shall be non-illuminated; and

(ii) all signs shall be set back at least ten (10) feet from the abutting site line.

SIGNS

8. (1) In the "C" Commercial Zone, signs shall be permitted as follows:

(a) One lighted or unlighted facia identification or business sign identifying any use contained within the building or structure, the surface area of all signs shall have an aggregate sign surface area not exceeding 20 percent of the surface of the wall to which they are attached.

(b) One lighted or unlighted free-standing business or identification sign having a maximum height not exceeding twenty-five (25) feet; located in the required front yard, but no part of such sign shall be located nearer the front or side site lines than one (1) foot, the total aggregate sign surface areas are not to exceed thirty-two (32) square feet.

(c) One lighted or unlighted business or identification sign not exceeding forty (40) square feet may be erected on the roof of the building containing the business it identifies, which sign shall not be in addition to a facia sign but as an alternative thereof.

(2) In the "CH" Highway Commercial Zone, signs shall be permitted as follows:

(a) One lighted or unlighted facia identification sign, the sign surface area not exceeding a total aggregate sign surface area of one hundred (100) square feet, for any building or use permitted in this zone. An accessory building or structure shall not qualify for a separate identification sign.

(b) Any identification or business sign permitted in subclause (a) above may be attached to the face or roof of a building or structure or it may be a freestanding sign, having an aggregate sign surface area not exceeding one hundred (100) square feet.

Table VII-1 "C" Commercial Use and Bulk Table

PERMITTED USES	MINIMUM REQUIREMENTS								MAXIMUM REQUIREMENTS	
	Site area (sq.ft)	Site width (ft)	Front yard (ft)	Side yard (ft)	rear yard (ft)	unit dwelling area (sq.ft)	distance to other bldg. on site (ft)	number of parking spaces required	height (ft)	site coverage (%)
Accessory uses, buildings and structures				5	5		10		15	10
All retail business and related repair shops when conducted within a completely enclosed building	5,000	50		5		25	10	(c)(1)	35	60
Amusement enterprises, (if conducted within a completely enclosed building) including bowling alley, theatre										
~~Batteries~~ Bakeries										
Building supply sales when contained within a completely enclosed building										
Laundromat										
Medical Clinic and office										
Public buildings, government and business offices	5,000(a) 20,000(b)	50(a) 100(b)		5	25		10	(c)(2)	35	60
Religious institutes, churches and church halls	5,000	50		5	25		10	(c)(6)	35	60
Restaurants, diners, cafes, and other related eating establishments except drive-ins.	5,000(a) 40,000(b)	50(a) 150(b)		5	25		10	(c)(3)	35	60

Table VII-1 "C" Commercial Use and Bulk Table

CONDITIONAL USES	MINIMUM REQUIREMENTS								MAXIMUM REQUIREMENTS	
	Site area (sq.ft)	Site width (ft)	Front yard (ft)	Side yard (ft)	rear yard (ft)	unit dwelling area (sq.ft)	distance to other bldg. on site (ft)	number of parking spaces required	height (ft)	site coverage (%)
Accessory dwellings attached or contained within commercial buildings				5	25	600	10	1/unit	35	
Accessory dwelling detached				5	30	960	10	1		15
Automobile service station	20,000	150		5	20		10		35	60
Building supply sales with outdoor storage	20,000(a) 40,000(b)	100(a) 150(b)		5	20		10		35	60
Bus terminal	20,000	100		5	20		10		35	60
Dry cleaning establishments	5,000(a) 40,000(b)	50(a) 100(b)		5	20		10	(c)(1)	35	60
Gas bar	12,000	100		5	20		10		35	60
Hotels, motels, taverns, lounges and pubs	20,000(a) 40,000(b)	100(a) 150(b)		5	5		10	(c)(4)	35	60
Private clubs, dance halls	40,000	150		15	20		10	(c)(5)	35	60

(a) Only where the site is serviced by a municipal sewer system or where there is a pumpout holding tank installed.

(b) Only unserviced sites.

(c) Parking requirements:

(1) 2 spaces plus 1 space for each 500 sq.ft. of sales and display areas in excess of 1000 sq.ft.
(2) 1.5 spaces for each 500 sq.ft. of gross floor area.
(3) 1 space for every 4 seats in an eating area.
(4) 1 space for every 4 seats in an eating and drinking area plus 1.5 spaces for each bedroom unit.
(5) 1 space for every four person seating capacity.
(6) 1 space for every 100 sq.ft. of gross floor area.

Table VII-II "CH" Highway Commercial Use and Bulk Table

PERMITTED USES	MINIMUM REQUIREMENTS								MAXIMUM REQUIREMENTS	
	Site area (sq.ft)	Site width (ft)	(a) Front yard (ft)	(b) Side yard (ft)	rear yard (ft)	unit dwelling area (sq.ft)	distance to other bldg. on site (ft)	number of parking spaces required	height (ft)	site coverage (%)
Accessory buildings, uses and structures			125	25	5		10		20	10
Agricultural Implement Sales and Service	80,000	200	125	25	25		10		35	60
Automobile laundaries	20,000	100	125	25	25		10		35	60
Automobile, mobile home, travel trailer, snowmobile and boat sales	50,000	150	125	25	25		10		35	60
Automobile service stations without restaurants	20,000	100	125	25	25		10		35	60
Automobile service stations with restaurants	30,000	150	125	25	25		10	(c)(1)	35	60
Drive-in eating establishments	40,000	150	125	25	25		10	(c)(1)	35	60
Gas Bar	20,000	100	125	25	25		10		35	60
Hotels, motels, taverns, lounges, and pubs	40,000	150	125	25	25		10	(c)(2)	35	60
Lumber yards and building materials including outside storage of materials and retail sales	40,000	200	125	25	25		10		35	60
Restaurants, diners, cafes, & other eating establishments except drive-ins	20,000	100	125	25	25		10	(c)(1)	35	60
Truck terminals	40,000	200	125	25	25		10		35	60
Warehouse facilities for the storage, sale, and distribution of manufactured goods except explosives	40,000	200	125	25	25		10		35	60

Table VII-II "CH" Highway Commercial Use and Bulk Table

CONDITIONAL USES	MINIMUM REQUIREMENTS								MAXIMUM REQUIREMENTS	
	Site area (sq.ft)	Site width (ft)	(a) Front yard (ft)	(b) Side yard (ft)	rear yard (ft)	unit dwelling area (sq.ft)	distance to other bldg. on site (ft)	number of parking spaces required	height (ft)	site coverage (%)
Accessory building uses and structures			125	25	5		10		20	10
Agricultural fertilizer and chemical storage facilities excluding anhydrous ammonia	80,000	200	125	25	25		10		35	60
Automotive trade and repair shops, including body shops	20,000	100	125	25	25		10		35	60
Bulk fuel stations	80,000	200	125	50	25		10		35	60
Government administrative buildings	50,000	150	125	25	25		10	(c)(3)	35	60
Veterinary offices & clinics	20,000	100	125	25	25		10		35	60

(a) The minimum front yard on an interior street other than a municipal road or Provincial Highway shall be forty (40) feet.

(b) The minimum side yard on the street side of a corner site shall be 75 feet.

(c) Parking requirements:

(1) One (1) parking space for every 4 seats in an eating area.
(2) One (1) space for every 4 seats in an eating and drinking area plus 1.5 spaces for each bedroom unit.
(3) 1.5 spaces for each 500 sq.ft. of gross floor area.

PART VIII - INDUSTRIAL ZONE

INTENT AND PURPOSE

1. (1) The Industrial Zone established in this By-law are intended to provide sufficient space for a small range of industrial and related uses in suitable locations in the area in keeping with the provisions of the Development Plan.

(2) The "MS" Special Industrial Zone, provides for the development of a range of industrial uses where safety factors must be considered, nuisance factors, and site requirements must be maintained. Wherever practical "MS" uses are located as far as possible from residential zones and in such a way as to minimize any detrimental effect on other uses of land.

GENERAL PROVISIONS

2. The provisions applying to all Industrial Zones are contained within this Part. Also, applying to this zone are the provisions of Part 1 - Definitions; Part II - Administration; Part III - General Regulations; and Part IV - Zoning and "Appendix B".

GENERAL USE REGULATIONS

3. Except as otherwise specifically provided in this By-law, no buildings shall be erected or altered and no building or premises shall be used for any purpose except as shown on Tables VIII-1, with the following exception:

(a) Uses lawfully established prior to the effective date of this By-law.

CONDITIONAL USE

4. Any use listed as a "Conditional Use" in the Industrial Zone shall comply with the regulations set forth in Section 9, Part II - Administration.

ACCESSORY USES, BUILDINGS AND STRUCTURES

5. In the Industrial Zone accessory uses, buildings, and structures shall be limited to the following:

(a) A dwelling unit or mobile home for a watchman or caretaker and his family whose presence on the site, in the opinion of Council, is essential;

(b) A private garage, carport, covered patio, toolhouse, shed or other similar buildings;

(c) Incinerators and individual sewage disposal systems subject to the authority having jurisdiction;

(d) The production, processing, cleaning, servicing, altering, testing, repair and storage, of merchandise normally incidental to a business or personal service if conducted by the same ownership as the principal use;

(e) Apartment or dwelling unit where it is part of the principal building;

(f) Accessory off-street parking area and loading areas;

(g) Signs as permitted and regulated in this Part; and

(h) Storage of goods used in or produced by manufacturing activities on the same zoning site with such activities unless such storage is excluded by the zone regulations.

BULK REGULATIONS

6. (1) The Industrial bulk regulations established herein are intended to ensure that the site area site width and depth and yards will be adequate to allow space for the industrial uses, car parking, vehicle loading and unloading, and set backs from site boundaries to minimize conflict with adjacent zones.

(2) The Industrial bulk regulations shall be set forth in Table VIII-1, Industrial Use and Bulk Table.

SPECIAL YARDS ALONG ZONE BOUNDARIES

7. The following special yard requirements shall apply along residential zone boundaries:

(1) Where a side site line in an Industrial Zone abuts a side site line in an adjacent Residential Zone:

(a) The front yard requirement of the Residential Zone shall extend for a distance of one hundred (100) feet into the Industrial Zone, and a required side yard of twenty-five (25) feet in width shall be provided along the side site line in the Industrial Zone;

(b) The side yard provided shall not be used for accessory off-street loading, or storage of materials, or processing of any kind, except where a solid fence of six (6) feet high is provided and maintained along the site line abutting the Residential Zone boundary; and

(c) Parking spaces within the front yard shall not be permitted within ten (10) feet of the said zone boundary.

(2) Where a side site line in an Industrial Zone abuts a rear site line in an adjacent Residential Zone, a side yard of twenty-five (25) feet shall be provided in the Industrial Zone along the rear site line.

(3) Where a rear site line in an Industrial Zone abuts a side or rear site line in an adjacent Residential Zone, a required rear yard of fifty (50) feet in depth shall be provided along the rear site line.

(4) Where a boundary yard as described in paragraphs (1), (2) and (3) is provided a compact hedge, row of shrubbery, or a solid fence six (6) feet in height shall be provided and maintained along the site line abutting the Residential Zone Boundary.

(5) Where the boundary lines in an Industrial Zone and a Commercial Zone are co-terminus, there shall be a minimum required side or rear yard of fifteen (15) feet for the adjoining industrial use except where a greater required side or rear yard is provided for elsewhere herein.

PARKING AND LOADING SPACES

8. All parking and loading spaces shall be located on the zoning site.

SIGNS

9. The following signs shall be permitted in the Industrial Zone:

(a) One lighted or unlighted facia business or identification sign identifying any use contained on the building or structure, but not exceeding a total aggregate sign surface area of one hundred (100) square feet, for any building or use permitted in this zone. An accessory building or structure shall not qualify for a separate identification sign.

(b) Any identification or business sign permitted in clause (a) above may be attached to the face or roof of a building or structure or it may be a free-standing sign, having an aggregate sign surface area not exceeding one hundred (100) square feet.

Table VIII-1 "MS" Special Industrial Use and Bulk Table

PERMITTED USES	MINIMUM REQUIREMENTS								MAXIMUM REQUIREMENTS	
	Site area (acres)	Site width (ft)	Front yard (ft)	Side yard (ft)	rear yard (ft)	unit dwelling area (sq.ft)	distance to other bldg. on site (ft)	number of parking spaces required	height (ft)	site coverage (%)
Accessory uses, buildings and structures			250	50	50		10		30	
Brick and Concrete Manufacturing plants including concrete products	10	400	250	50	50		10	(a)	40	
Concrete and cement batching plants	10	400	250	50	50		10		40	
Laboratories, testing and research facilities	5	300	250	50	50		10		40	
Manufacturing (b)	5	400	250	50	50		10		40	

Table VIII-1 "MS" Special Industrial Use and Bulk Table

CONDITIONAL USES	MINIMUM REQUIREMENTS								MAXIMUM REQUIREMENTS	
	Site area (acres)	Site width (ft)	Front yard (ft)	Side yard (ft)	rear yard (ft)	unit dwelling area (sq.ft)	distance to other bldg. on site (ft)	number of parking spaces required	height (ft)	site coverage (%)
Accessory uses, buildings and structures			250	50	50		10		30	
Manufacturing and bulk storage of fertilizer, chemicals, petroleum products, and gases	10	400	250	50	50		10		40	
Processing of agricultural, milk, and meat products	5	300	250	50	50		10		40	
Rendering plants, abattoirs, and dead livestock removal	10	400	250	50	50		10	(a)	40	
Stock yards	40	660	250	50	50		10		40	

(a) One (1) parking space for every 1000 sq.ft. of gross floor area plus one (1) additional space for each 1000 sq.ft. of floor area devoted to office or administrative uses.

(b) Manufacturing, assembling or packaging industries conducted entirely within a completely enclosed building requiring outdoor storage or where part of the manufacturing process is conducted outdoors.

PART IX - INSTITUTIONAL AND OPEN SPACE ZONES

INTENT AND PURPOSE

1. (1) The Institutional and Open Space Zones established in this By-law are intended to provide sufficient land in suitable locations to accommodate governmental, educational, institutional and public recreational uses in keeping with the provisions of the Development Plan.

(2) The "I" Institutional Zone provides for the Rockwood Correctional Institute, governmental facilities and associated uses.

(3) The "O" Open Space Zone provides for a wide range of recreational, educational, institutional and governmental facilities where these facilities are deemed necessary or desirable and their associated uses.

GENERAL PROVISIONS

2. The provisions applying to all Institutional and Open Space Zones are contained within this part. Also applying to these zones are the provisions of Part I - Definitions; Part II - Administration; Part III - General Regulations; Part IV - Zoning; and "Appendix B".

GENERAL USE REGULATIONS

3. Except as otherwise specifically provided in this By-law, no building shall be erected or altered and no building or premises shall be used for any purpose except as shown in Table IX-I, with the following exception:

(a) Uses lawfully established prior to the effective date of this By-law.

CONDITIONAL USE

4. Any use listed as a "Conditional Use" in the Institutional and Open Space Zones shall comply with the regulations set forth in Section 9, Part II - Administration.

ACCESSORY USES, BUILDINGS AND STRUCTURES

5. For the Open Space Zone accessory uses, buildings and structures shall be limited to the following:

(a) Buildings or structures for the operation, maintenance and administration of a permitted use or conditional use;

(b) Incinerators subject to the authority having jurisdiction and which shall be incidental to the permitted use or conditional use;

(c) Staff dwelling, to include only a single-family dwelling, two-family dormitory or mobile home when on the same site with a permitted or conditional use where, in the opinion of Council, said dwelling is essential for the maintenance, operation and care of the use;

(d) Accessory off-street parking and loading; and

(e) Signs as permitted and regulated in this Part.

BULK REGULATIONS

6. (1) The Open Space Bulk Regulations established herein are intended to ensure that the site area, site width and depth and yards will be adequate to allow sufficient space for the use intended on a particular site.

(2) The Open Space Zone bulk regulations shall be as set forth in Table IX-I, Open Space Use and Bulk Table.

SIGNS

7. The following signs shall be permitted in the Institutional and Open Space Zones:

(a) No more than one (1) lighted or unlighted business and identification sign, not exceeding thirty-two (32) square feet in sign surface area and having a height of twenty-five (25) feet shall be permitted for any building or use permitted in the Institutional and Open Space Zones;

(b) Signs required to be maintained by law or governmental order, rule or regulation; and

(c) Bulletin boards not greater than one hundred (100) square feet in sign surface area and located not closer than ten (10) feet to any site line where a yard is required.

INSTITUTIONAL USES

8. The "I" Institutional Zone is established to permit all uses required for the operation of the Stoney Mountain Correctional Institute.

Table IX-1 "O" Open Space Use and Bulk Table

PERMITTED USES	MINIMUM REQUIREMENTS								MAXIMUM REQUIREMENTS	
	Site area (sq.ft)	Site width (ft)	Front yard (ft)	Side yard (ft)	rear yard (ft)	unit dwelling area (sq.ft)	distance to other bldg. on site (ft)	number of parking spaces required	height (ft)	site coverage (%)
Accessory buildings, uses and structures			30	5	6		10		20	60
Agriculture Society grounds and fairgrounds	80,000	200	125	25	25		10		40	
Cemeteries	80,000	200	125	25	25		10		30	
Churches and church halls and auditoriums	40,000	100	30	5	25		10	(a)(3)	35	50
Hospitals, sanitaria and public institutions	80,000	200	125	25	25			(a)(4)		
Museums and public monuments	80,000	200	30	25	25			(a)(4)		
Playgrounds, tot lots, open space, recreational uses & public reserves	as determined by Council									
Public buildings and offices	10,000	80	30	5	25		10	(a)(1)	30	60
Public, private and parochial schools	200,000	300	30	25	25			(a)(5)	30	60
Recreational centres and related facilities	40,000	200	30	25	25			(a)(2)		
Senior Citizens Homes	10,000	100	30	15	25	600	15	0.5/unit	30	
Swimming pools and wading pools	10,000	80	30	10	10		10		30	

Table IX-1 "O" Open Space Use and Bulk Table

CONDITIONAL USES	MINIMUM REQUIREMENTS								MAXIMUM REQUIREMENTS	
	Site area (sq.ft)	Site width (ft)	Front yard (ft)	Side yard (ft)	rear yard (ft)	unit dwelling area (sq.ft)	distance to other bldg. on site (ft)	number of parking spaces required	height (ft)	site coverage (%)
Accessory buildings, uses and structures			30	5	6		10		20	60
Camping & tenting grounds	200,000	300	250	25	25		10		30	
Commercial recreational facilities such as water slides, golf driving ranges and miniature golf	200,000	300	125	25	25		10		30	

(a) Parking requirements:

(1) 1.5 spaces for each 500 sq.ft. of gross floor area.
(2) 1 space for every four person seating capacity.
(3) 1 space for every 100 sq.ft. of gross floor area.
(4) 0.5 spaces/person that can be accommodated by the facility.
(5) 1.5/classroom

PART X - GENERAL DEVELOPMENT ZONE

INTENT AND PURPOSE

1. (1) The General Development Zones established in this By-law are intended to provide sufficient land for future development in the Area associated with unincorporated centers in the Development Plan.

(2) The "GD" General Development Zone provides for the development of urban land uses.

GENERAL PROVISIONS

2. The provisions applying to all General Development Zones are contained within this Part. Also applying to this district are the provisions of Part I - Definitions; Part II - Administration; Part III - General Regulations; Part IV - Zoning; and Appendix "B".

GENERAL USE REGULATIONS

3. Except as otherwise specifically provided in this By-law, no buildings shall be erected or altered and no buildings or premises shall be used for any purpose except as shown in Table X-I, with the following exception:

(a) Uses lawfully established prior to the effective date of this By-law.

CONDITIONAL USE

4. Any use listed as a "Conditional Use" in the General Development Zone shall comply with the regulations set forth in Section 9, Part II - Administration.

ACCESSORY USES, BUILDINGS AND STRUCTURES

5. In the General Development Zone accessory uses, buildings, and structures shall be limited to the following:

(a) A children's playhouse, garden house, private greenhouse, summer house, private conservatory and private swimming pool, open or enclosed;

(b) A private garage, carport, covered patio, toolhouse, shed or other similar building;

(c) Incinerators subject to the approval of the authority having jurisdiction;

(d) Signs as permitted and regulated in this Part;

(e) Accessory off-street parking areas as required and regulated in this Part;

(f) A dwelling unit or mobile home for a watchman or caretaker whose presence on a commercial or industrial site is necessary at all times;

(g) Dwelling units, when incidental to, and located above and/or to the rear of a permitted or conditional use;

(h) Retail outlets incidental to another permitted or conditional use; and

(i) The production, processing, cleaning, servicing, altering, testing, repair or storage of merchandise normally incidental to a business or personal service if conducted by the same ownership as the principal use.

HOME OCCUPATIONS

6. In the General Development Zones, home occupations shall conform with the following conditions:

(a) Not more than three hundred (300) square feet of floor area is devoted to home occupations in any dwelling unit or building accessory thereto, or twenty percent (20%) of the floor area, whichever is the lesser; and

(b) A development permit for a home occupation may be issued for a maximum of three (3) years, at which time it shall expire, unless it is renewed at the discretion of Council for an additional period not exceeding three (3) years.

BULK REGULATIONS

7. The General Development bulk regulations shall be as set forth in Table X-I, General Development Use and Bulk Table.

SIGNS

8. The following signs shall be permitted in the General Development Zones:

(a) In the case of a single-family dwelling there shall be not more than one (1) lighted or unlighted identification sign for each dwelling unit and each sign shall not exceed two (2) square feet in area;

(b) There shall be not more than one (1) lighted or unlighted identification sign not exceeding twelve (12) square feet in area for each multiple use building, or Senior Citizen's housing development; and

(c) In the case of any other permitted or conditional uses, there shall not be more than one (1) lighted or unlighted identification sign or bulletin board, not exceeding eighteen (18) square feet in area.

MOBILE HOMES

9. (1) No mobile home shall be placed in General Development Zones and used as a dwelling unless it meets all structural standards as determined by the Buildings and Mobile Homes Act, Chapter B93, S.M. 1979, as amended.

(2) A mobile home dwelling, when located on a site, shall:

(a) Be connected to a private sewage disposal system installed in accordance with regulations under the Clean Environment Act;

(b) Be anchored to a basement, foundation, or concrete pad in accordance with C.S.A. Z240; and

(c) Be connected to the hydro system with an approved electrical service outlet.

(3) All accessory structures and/or buildings such as porches, additions, carports, private garages, skirting and storage facilities shall be painted or pre-finished and maintained, and in the opinion of Council, will complement the main structure.

(4) Comply with the R.M. of Rockwood Mobile Home By-law 10/73.

Table X-1 "GD" General Development Use and Bulk Table

PERMITTED USES	MINIMUM REQUIREMENTS								MAXIMUM REQUIREMENTS	
	Site area (sq.ft)	Site width (ft)	Front yard (ft)	Side yard (ft)	rear yard (ft)	unit dwelling area (sq.ft)	distance to other bldg (ft)	number of parking spaces required	height (ft)	site coverage (%)
Accessory buildings, uses and structures			30	5	10		10		20	10
Churches, church halls and auditoriums	20,000	100	30	5	25		10	(b)(1)	35	50
Group and home day care facilities	15,000	100	30	10	25	960	10	2	30	20
Home Occupations	See Section 6 of this PART									
Playgrounds, tot lots	8,000	50	30	5	25		10		15	10
Public Reserves, parks	as determined by Council									
Schools, educational facilities	5 acres	300	30	15	25		10	(b)(2)	35	30
Single-family dwellings	15,000	100	30	10	25	960	10	1	30	20
Two-family dwellings	15,000	100	30	10	25	960	10	2	30	30

Table X-1 "GD" General Development Use and Bulk Table

CONDITIONAL USES	MINIMUM REQUIREMENTS								MAXIMUM REQUIREMENTS	
	Site area (sq.ft)	Site width (ft)	Front yard (ft)	Side yard (ft)	rear yard (ft)	unit dwelling area (sq.ft)	distance to other bldg (ft)	(b) number of parking spaces required	height (ft)	site coverage (%)
Accessory buildings, uses and structures			30	5	10		10		20	10
Agricultural Implement Sales and Service	15,000	150	30	15	25		10		30	50
Arenas and auditoriums and related facilities	20,000	150	30	15	25		10	(b)(3)	35	50
Contractors yards	80,000	200	30	15	25		10		35	40
General automotive repair and service stations	15,000	200	30	15	25		10		30	40
Grain elevators	20,000	200	30	15	25		10		75	50
Hotels	20,000	150	30	15	25		10	(b)(4)	35	60
Mobile homes (a)	15,000	100	30	15	25	700	10		30	20
Motels	40,000	200	30	15	25		10	(b)(4)	35	60
Public buildings, government & business offices	15,000	100	30	5	25		10	(b)(5)	35	60
Restaurant	10,000	100	30	10	25		10	(b)(6)	35	60
Retail business & service	5,000	50	30	10	25		10	(b)(7)	35	60
Senior Citizens Housing	40,000	200	30	15	25	600	15	0.5/unit	30	20

(a) A development permit is required for the placement of a mobile home on a site.

(b) Parking requirements:

(1) 1 space for every 100 sq.ft. of gross floor area.
(2) 1.5/classroom.
(3) 1 space for every four person seating capacity.
(4) 1 space for every 4 seats in an eating and drinking area plus 1.5 spaces for each bedroom unit.
(5) 1.5 spaces for each 500 sq.ft. of gross floor area.
(6) 1 space for every 4 seats in an eating area.
(7) 2 spaces plus 1 space for each 500 sq.ft. of sales and display areas in excess of 1000 sq.ft.

PART XI - REPEAL AND EFFECTIVE DATE

REPEAL

1. All existing Planning Schemes and Zoning By-laws including By-law 2088, and all By-laws adopted from time to time amending said By-law are hereby repealed.

EFFECTIVE DATE

2. This By-law is hereby adopted and shall come into full force on, from, and after the date on which it received third reading by the Council.

DONE AND PASSED in Council duly assembled at the R.M. of Rockwood, Manitoba this 13th day of November A.D., 1985.

Reeve

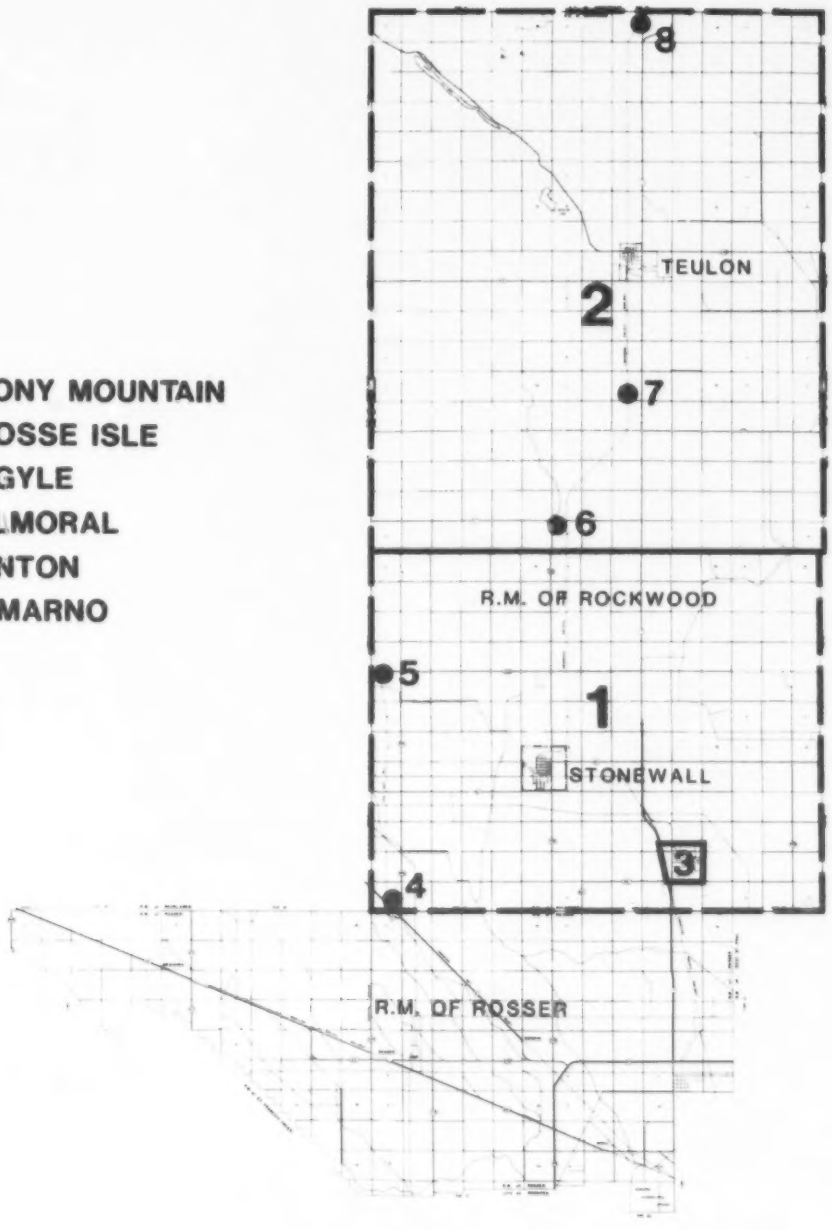
Secretary-Treasurer

READ A FIRST TIME this 11th day of September A.D., 1985.

READ A SECOND TIME this 13th day of November A.D., 1985.

READ A THIRD TIME this 13th day of November A.D., 1985.

3 STONY MOUNTAIN
4 GROSSE ISLE
5 ARGYLE
6 BALMORAL
7 GUNTON
8 KOMARNO



SOUTH INTERLAKE PLANNING DISTRICT

KEY MAP

APPENDIX "A"

OF THE RURAL MUNICIPALITY
OF ROCKWOOD
ZONING BY-LAW No. 14-85

LEGEND:

— — — AREA AFFECTED

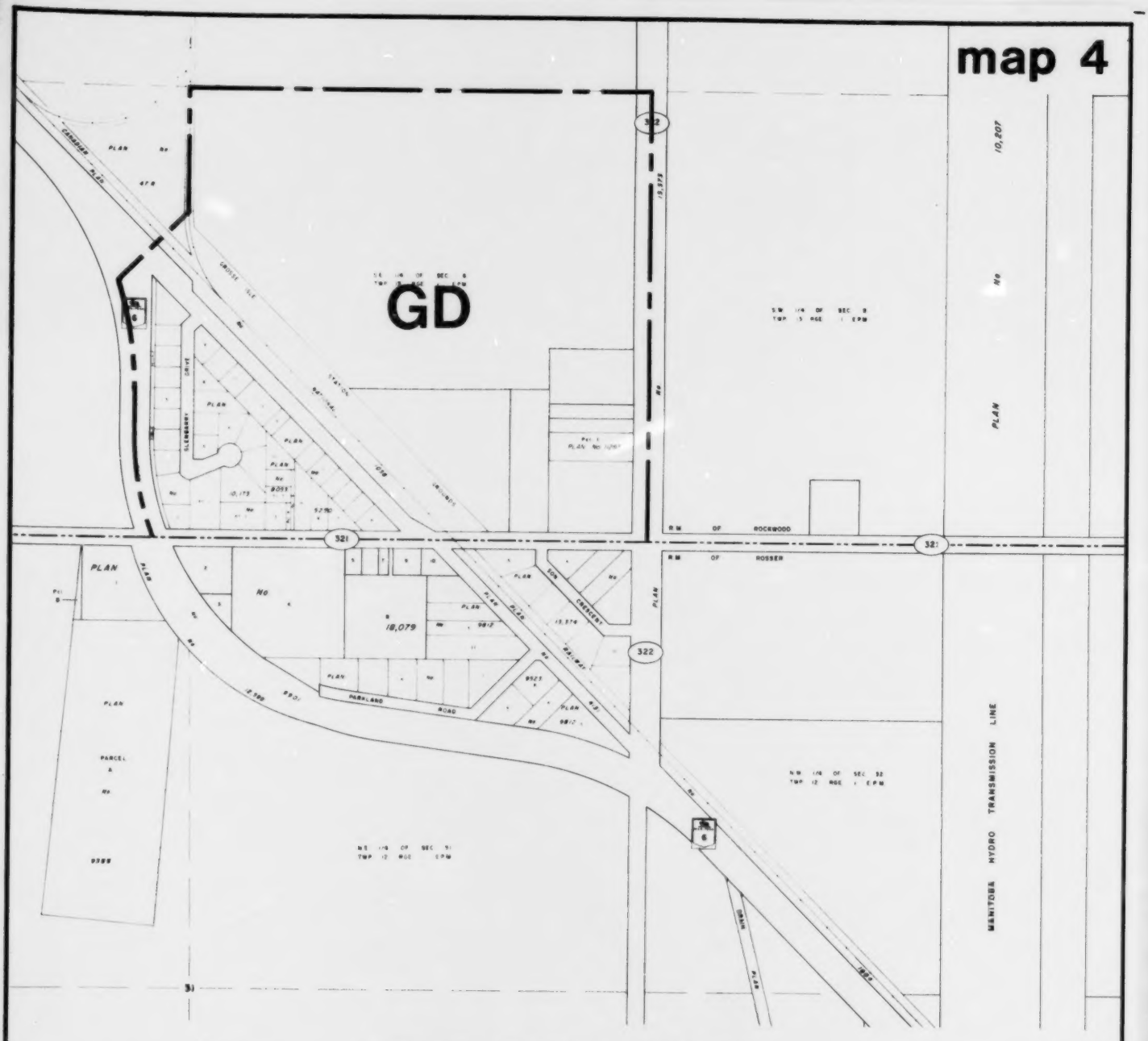
2 ZONING MAP NUMBER

Manitoba
Municipal Affairs
Municipal Planning

Scale - 1:370,000

MUNICIPAL PLANNING

DATE JAN., 1985 DRAWING No. 407-149-58-109A
REVISED DRAWING No.



APPENDIX "B"

ESTABLISHING ZONING MAP FOUR
OF THE RURAL MUNICIPALITY
OF ROCKWOOD
ZONING BY-LAW No. 14-85

LEGEND:

GD	GENERAL DEVELOPMENT ZONE
— — —	LIMITS OF ZONES
----—----	MUNICIPAL BOUNDARY

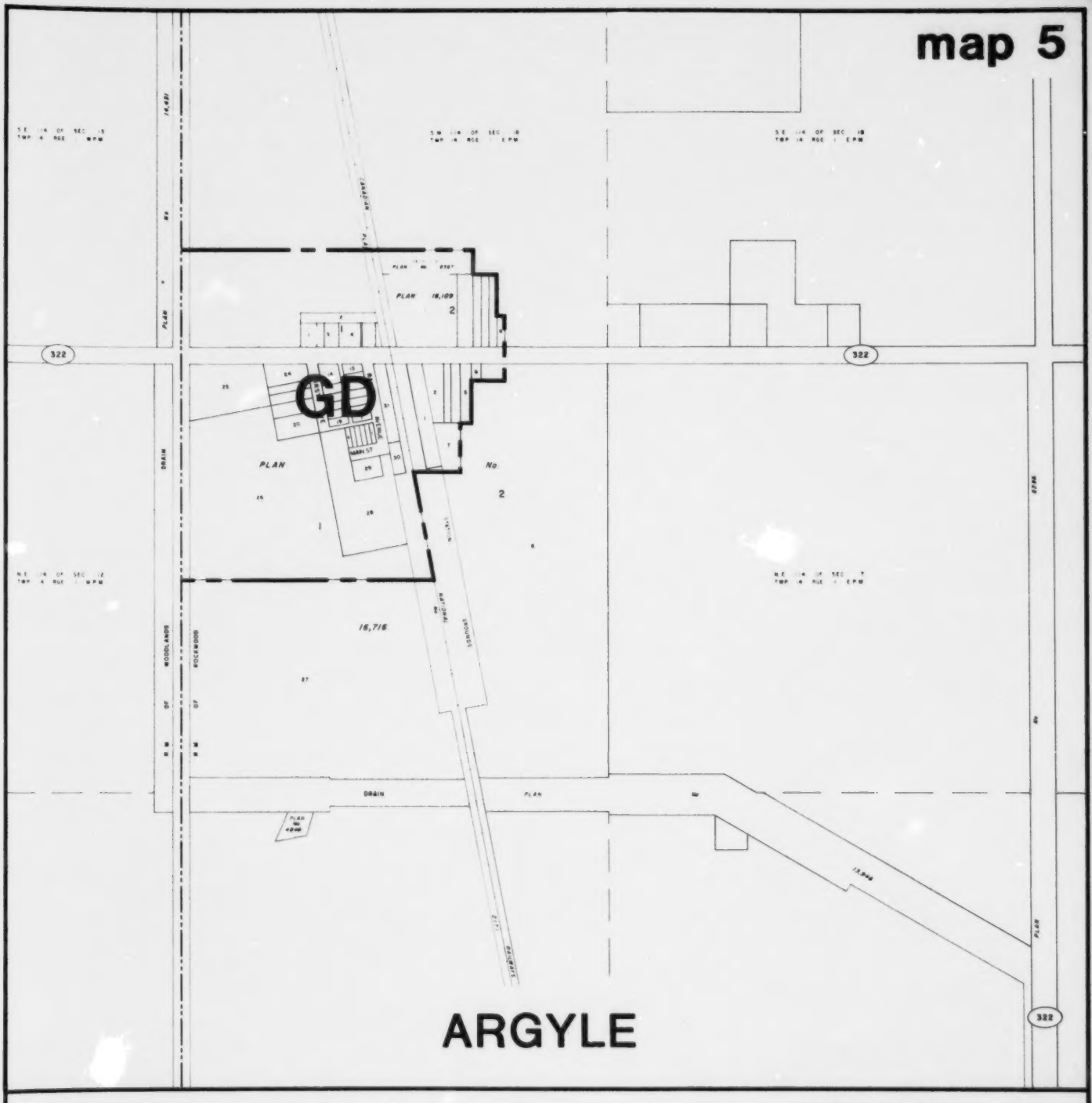
Scale - 1:10,000

Manitoba
Municipal Affairs
Municipal Planning

400 0 400 800 FEET
100 0 100 200 300 METRES

MUNICIPAL PLANNING

DATE JAN., 1985 DRAWING No. 407-149-58-113 A
REVISED DRAWING No.



APPENDIX "B"

ESTABLISHING ZONING MAP FIVE
OF THE RURAL MUNICIPALITY
OF ROCKWOOD
ZONING BY-LAW No. 14-85

LEGEND:

GD — GENERAL DEVELOPMENT ZONE

— — — LIMITS OF ZONES

----—---- MUNICIPAL BOUNDARY

Scale - 1:10,000

Manitoba
Municipal Affairs
Municipal Planning

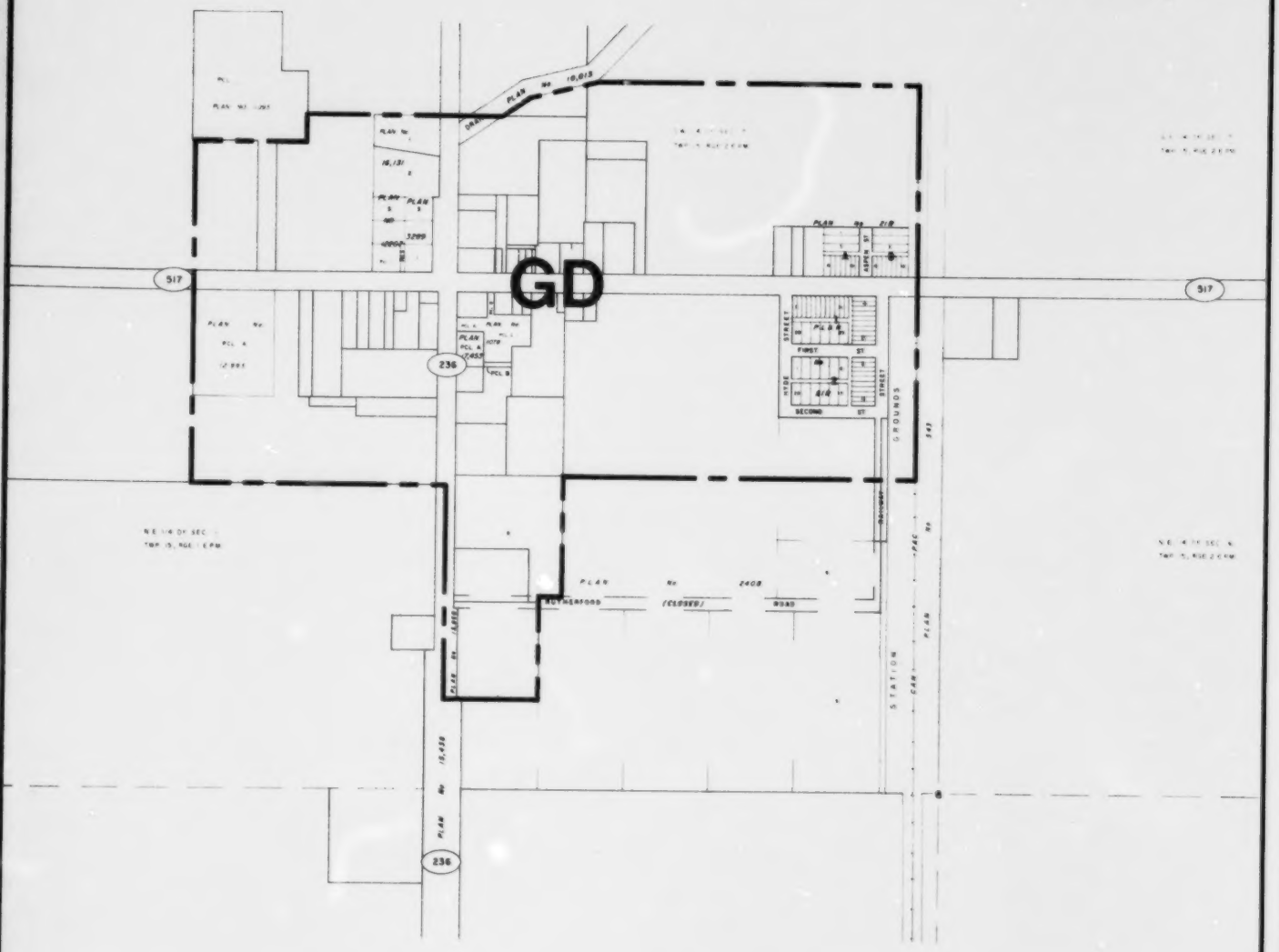
400 0 400 800 FEET

100 0 100 200 300 METRES

MUNICIPAL PLANNING

DATE JAN., 1985 DRAWING No. 407-149-58-114A
REVISED DRAWING No.

map 6



BALMORAL

APPENDIX "B"

ESTABLISHING ZONING MAP SIX
OF THE RURAL MUNICIPALITY
OF ROCKWOOD
ZONING BY-LAW No. 14-85

LEGEND:

GD GENERAL DEVELOPMENT ZONE

— — — LIMITS OF ZONES

Scale - 1:10,000

Manitoba
Municipal Affairs
Municipal Planning

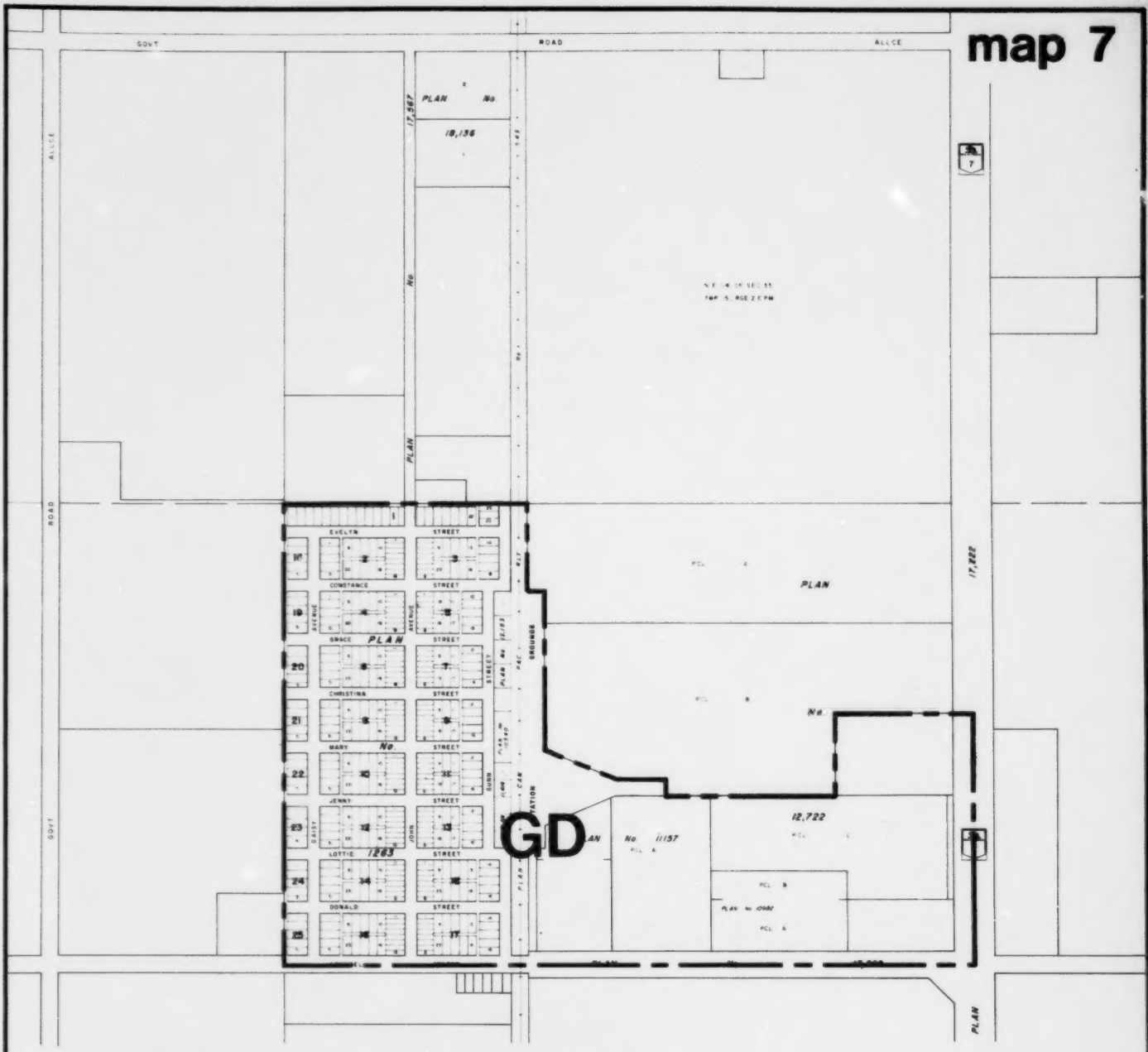
400 0 400 800 FEET

100 0 100 200 300 METRES

MUNICIPAL PLANNING

DATE JAN., 1985 DRAWING No. 407-149-88-115 A
REVISED DRAWING No.

map 7



GUNTON

Scale - 1:10,000

APPENDIX "B"

ESTABLISHING ZONING MAP SEVEN
OF THE RURAL MUNICIPALITY
OF ROCKWOOD
ZONING BY-LAW No. 14-85

LEGEND:

GD GENERAL DEVELOPMENT ZONE

— — — LIMITS OF ZONES

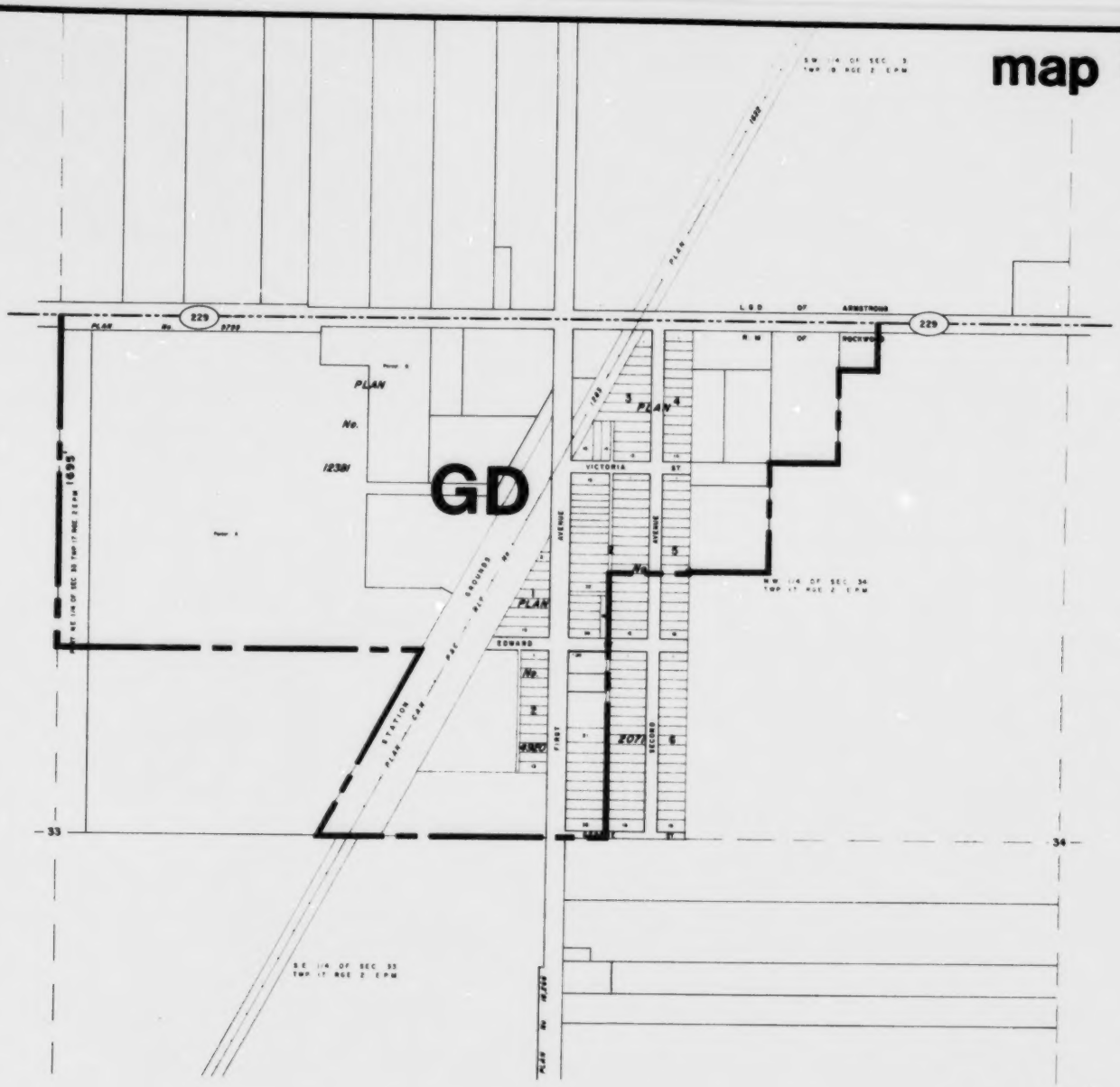
Manitoba
Municipal Affairs
Municipal Planning

400 0 400 800 FEET
100 0 100 200 300 METRES

MUNICIPAL PLANNING

DATE JAN., 1985 DRAWING No. 407-149-88-116 A
REVISED DRAWING No.

map 8



KOMARNO

APPENDIX "B"

ESTABLISHING ZONING MAP EIGHT
OF THE RURAL MUNICIPALITY
OF ROCKWOOD
ZONING BY-LAW No. 14-85

LEGEND:

GD	GENERAL DEVELOPMENT ZONE
— — —	LIMITS OF ZONES
----—----	MUNICIPAL BOUNDARY

Scale - 1:10,000

Manitoba
Municipal Affairs
Municipal Planning

400 0 400 800 FEET

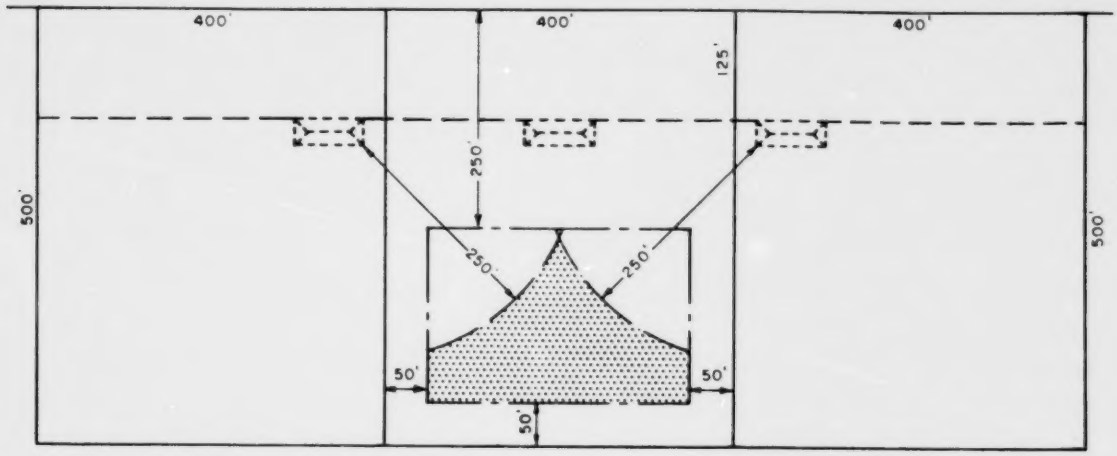
100 0 100 200 300 METRES

MUNICIPAL PLANNING

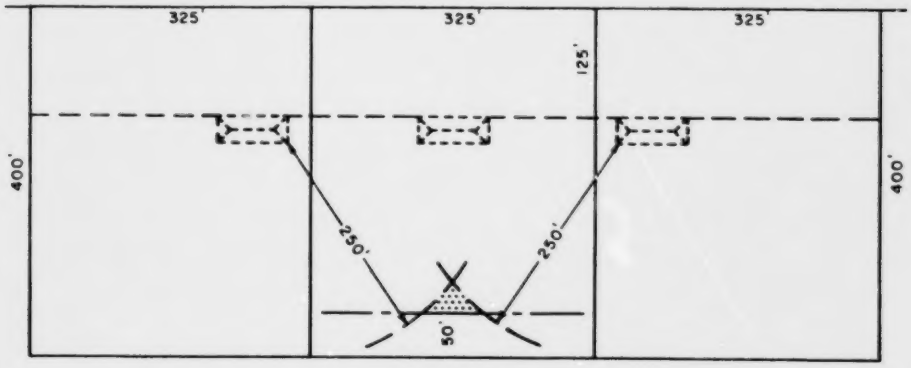
DATE JAN., 1985 DRAWING No. 407-149-58-117 A
REVISED DRAWING No.

APPENDIX "C"

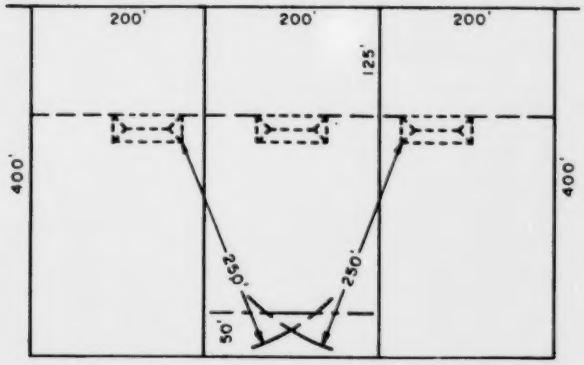
SITE AREA ALTERNATIVES FOR RESIDENCE AND ANIMAL SHELTERS



5 ACRES ±



3 ACRES ±



2 ACRES ±

RANGE 1E.

RANGE 2E.

TOWNSHIP 14

A80

AL

ARGYLE

SEE ZONING MAP 5

TOWN OF STONEWALL

A80

AL

WOODLANDS

R.M. OF

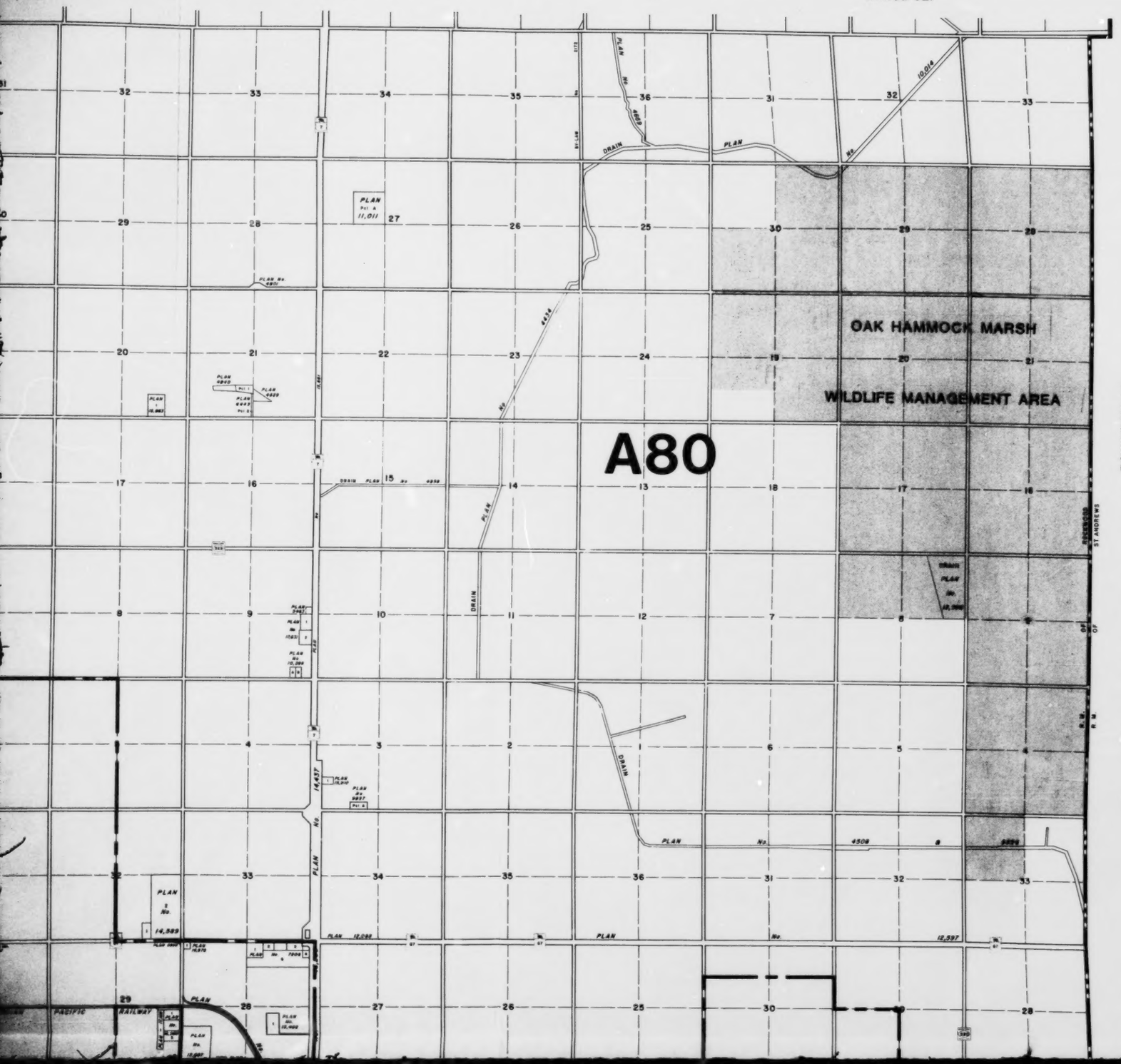
CANADIAN NATIONAL RAILWAY

CANADIAN PACIFIC RAILWAY

PLAN

DRAIN

DITCH



map 1

R.M. OF ROCKWOOD

APPENDIX "B"

ESTABLISHING ZONING MAP ONE
OF THE RURAL MUNICIPALITY
OF ROCKWOOD
ZONING BY-LAW No. 14-85

LEGEND:

A80	RURAL AND AGRICULTURAL ZONE
AL	LIMITED AGRICULTURAL ZONE
RR	RURAL RESIDENTIAL ZONE
MS	SPECIAL INDUSTRIAL ZONE
— — —	LIMITS OF ZONES
—·—	MUNICIPAL BOUNDARY

ARGYLE

SEE ZONING MAP 5

AL

TOWN OF STONEWALL

AL

RR

MS

MS

AL

A80

AL

GROSSE ISLE

SEE ZONING MAP 4

STONY MOUNTAIN

SEE ZONING PLAN MAP 3

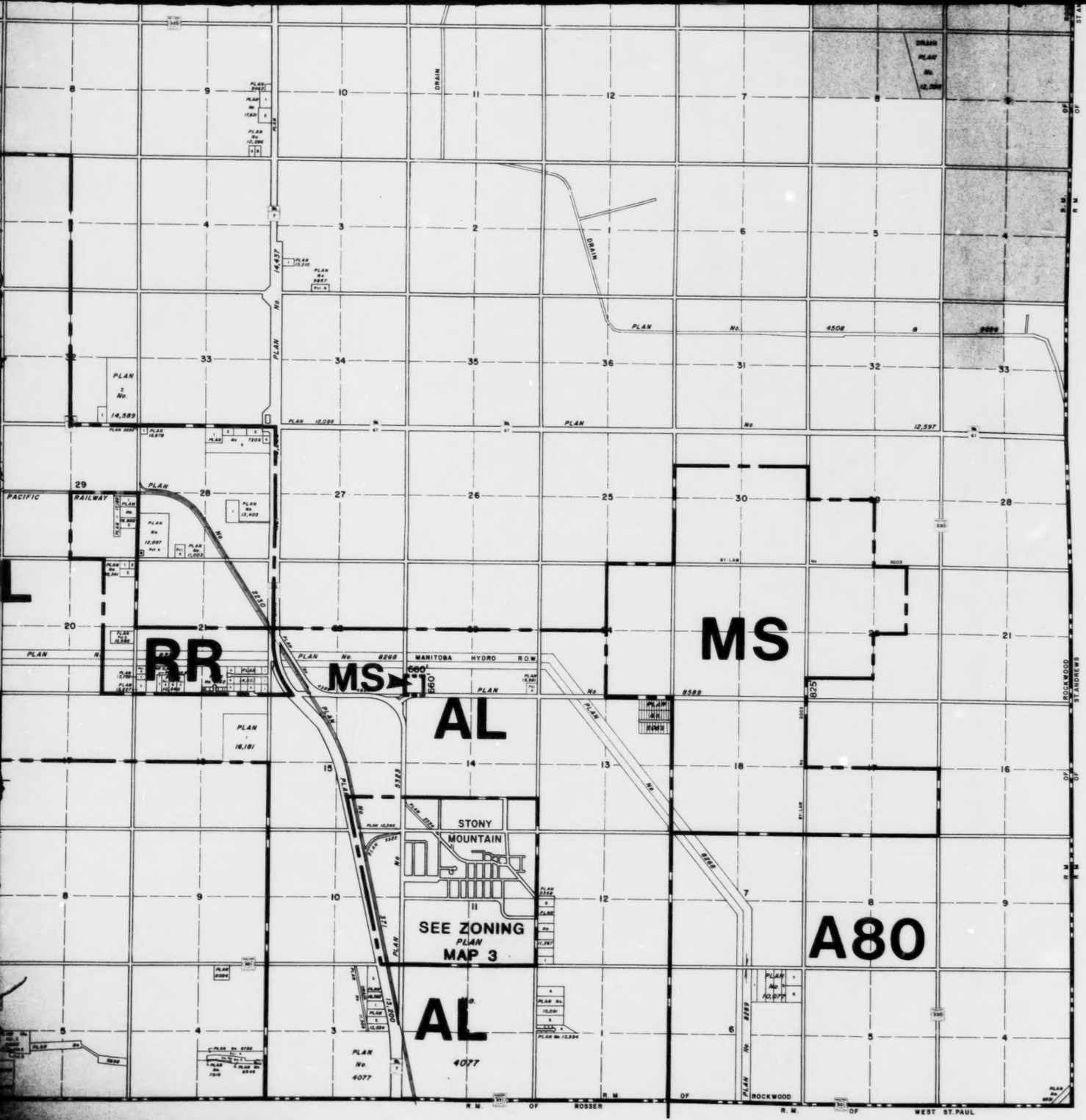
AL

4077

TOWNSHIP 13

RANGE 1E.

RANGE 2E.



LEGEND:

A80	RURAL AND AGRICULTURAL ZONE
AL	LIMITED AGRICULTURAL ZONE
RR	RURAL RESIDENTIAL ZONE
MS	SPECIAL INDUSTRIAL ZONE
— — —	LIMITS OF ZONES
—·—	MUNICIPAL BOUNDARY

Scale - 1:50,000

Manitoba
Municipal Affairs
Municipal Planning

4000 0 4000 8000 FEET

1000 0 1000 2000 3000 METRES

MUNICIPAL PLANNING

DATE JAN., 1985 **DRAWING No.** 407-149-58-110 A

REVISED **DRAWING No.**

RANGE 1E.

SEE ZONING MAP 8

RANGE 2E.

TOWNSHIP 17

ARMSTRONG

ROCKWOOD

KOMARNO

NORRIS LAKE

CRESCENT LAKE

PACIFIC RAILWAY

CANADIAN

O

RR

AL

A80

AL

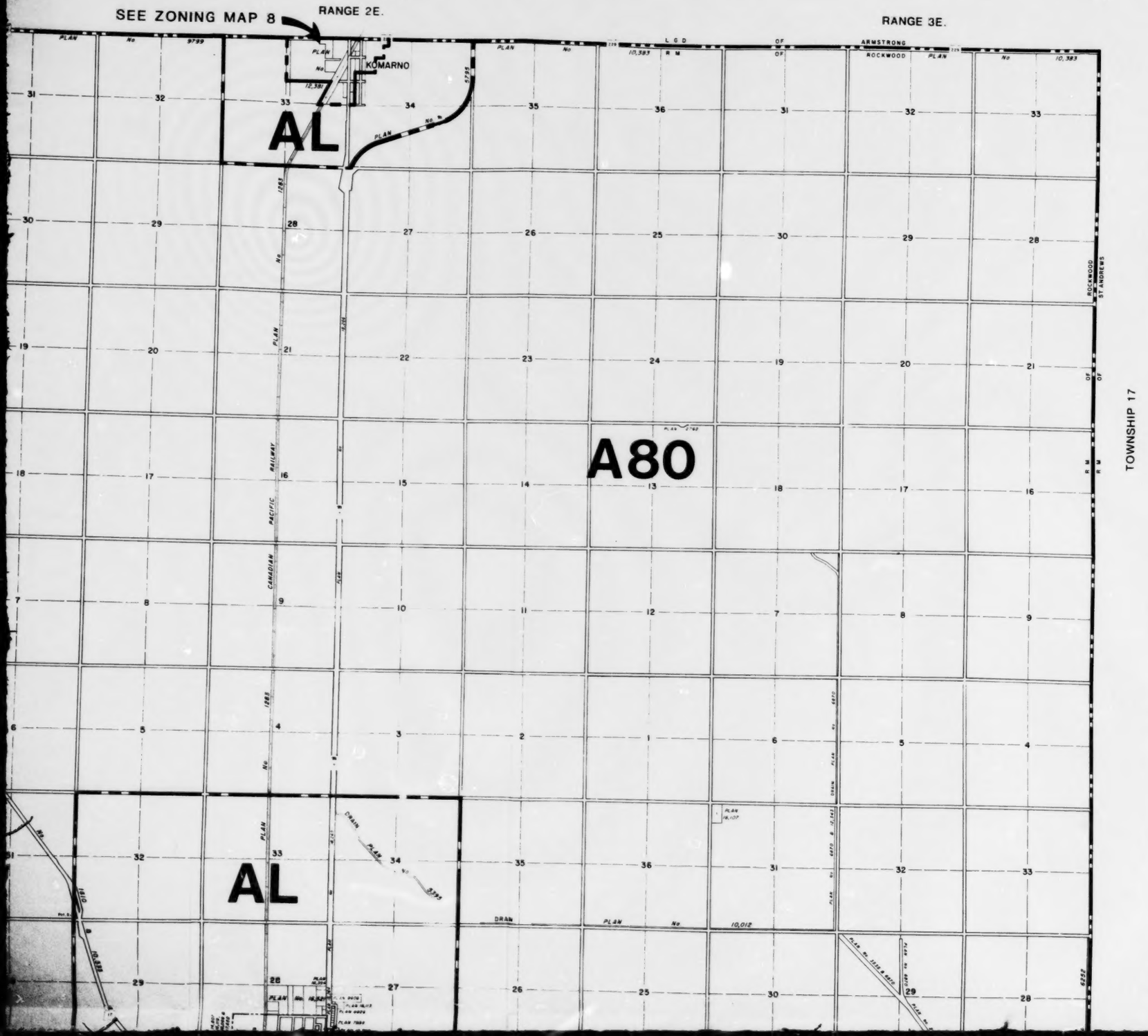
A80

map 2

R.M. OF ROCKWOOD

APPENDIX "B"

ESTABLISHING ZONING MAP TWO
OF THE RURAL MUNICIPALITY
OF ROCKWOOD
ZONING BY-LAW No. 14-85



TOWNSHIP 16

R M OF WOODLANDS
R M OF ROCKWOOD

CRESCENT LAKE

PLAN No 1610

PLAN No 10,595

PLAN No 9589

DRAIN PLAN No 1283

DRAIN PLAN No 5393

DRAIN PLAN No 10,012

PLAN No 18,107

PLAN No 14,137

DRAIN PLAN No 13,150

PLAN No 18,821

PLAN No 2367

VILLAGE OF TEULON

GUNTON

SEE ZONING MAP 7

RAILWAY

AL

AL

AL

A80

AL

AL

AL

VILLAGE OF TEULON

GUNTON

SEE ZONING MAP 7

TOWNSHIP 16

LEGEND:

A80	RURAL AND AGRICULTURAL ZONE
AL	LIMITED AGRICULTURAL ZONE
RR	RURAL RESIDENTIAL ZONE
O	OPEN SPACE ZONE
— — —	LIMITS OF ZONES
— · · —	MUNICIPAL BOUNDARY

A80

AL

GUNTON

SEE ZONING MAP 7

A80

AL

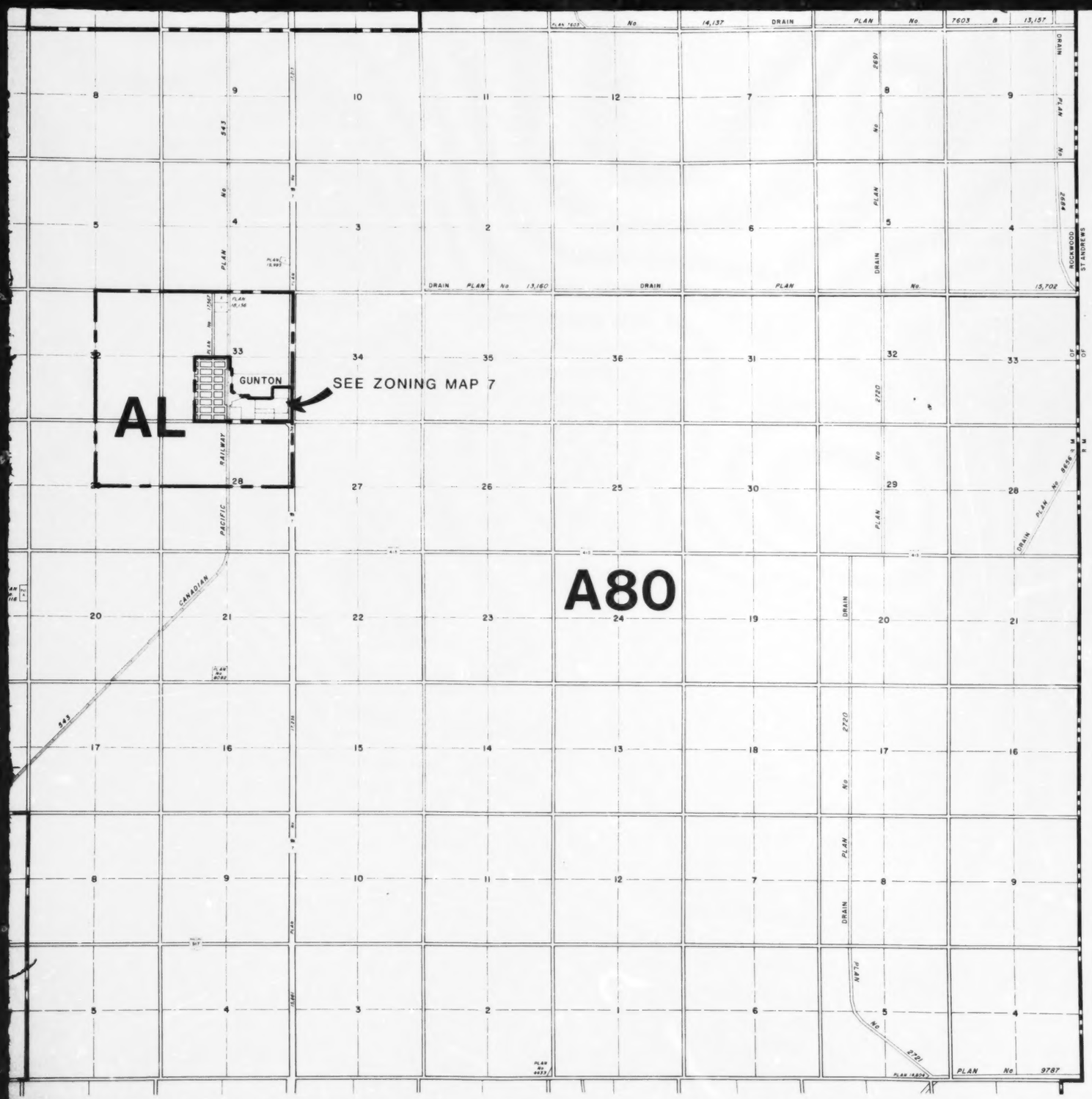
BALMORAL

SEE ZONING MAP 6

TOWNSHIP 15

RANGE 1E.

RANGE 2E.



— — — LIMITS OF ZONES

— · — MUNICIPAL BOUNDARY

Scale - 1:50,000

Manitoba
Municipal Affairs
Municipal Planning

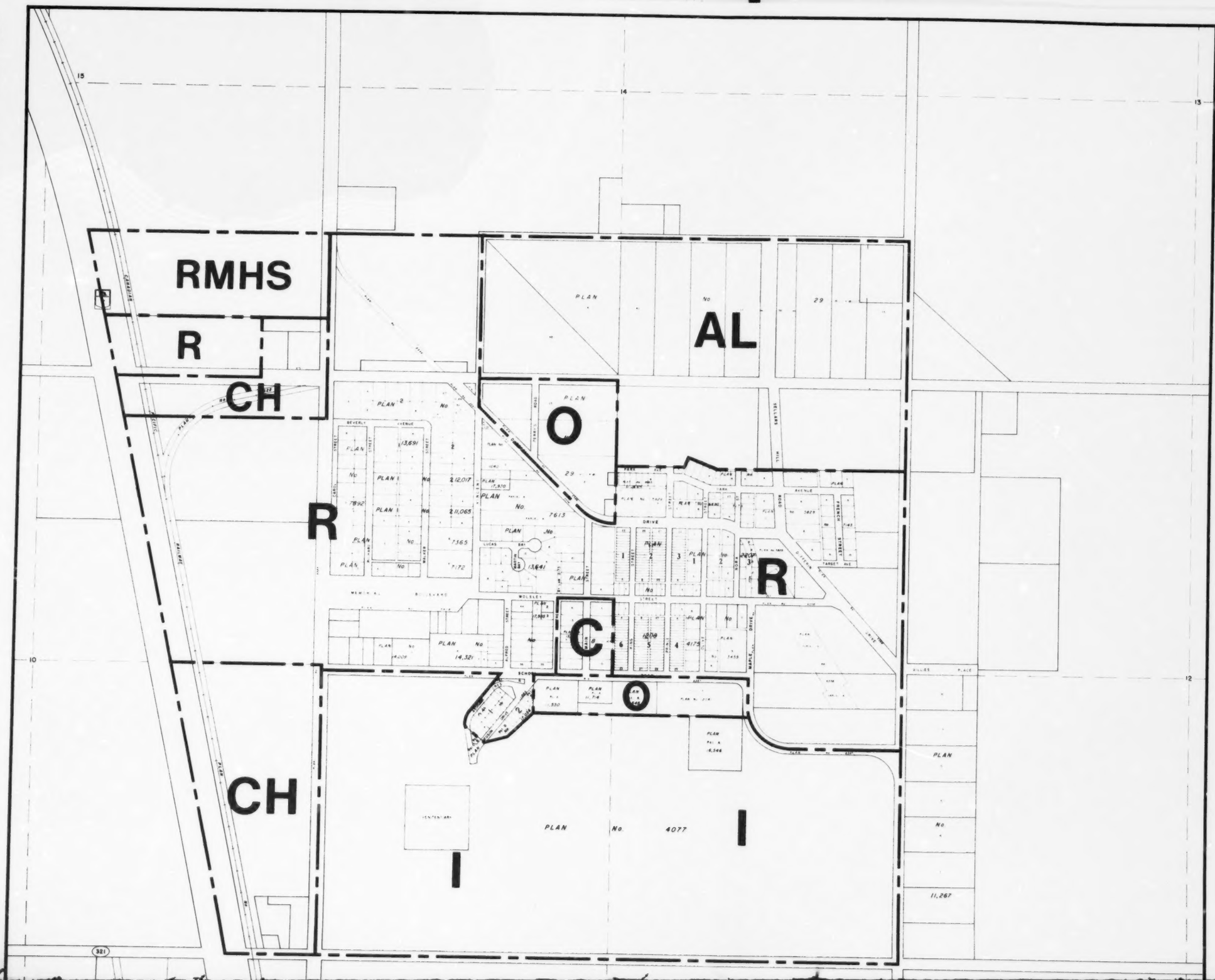
4000 0 4000 8000 FEET

1000 0 1000 2000 3000 METRES

MUNICIPAL PLANNING

DATE JAN., 1985 **DRAWING No.** 407 - 149 - 58 - 111 A

REVISED **DRAWING No.**



map 3

STONY MOUNTAIN

APPENDIX "B"

ESTABLISHING ZONING MAP THREE
OF THE RURAL MUNICIPALITY
OF ROCKWOOD
ZONING BY-LAW No. 14-85

LEGEND:

AL	LIMITED AGRICULTURAL ZONE
R	RESIDENTIAL ZONE
RMHS	RESIDENTIAL MOBILE HOME SUBDIVISION ZONE
C	COMMERCIAL ZONE
CH	HIGHWAY COMMERCIAL ZONE
O	OPEN SPACE ZONE
I	INSTITUTIONAL ZONE
— — —	LIMITS OF ZONES

RMHS

R

CH

AL

O

R

R

C

O

CH

PLAN No. 4077

PLAN No. 18,282

PLAN No. 15,034

PLAN No. 10,091

PLAN No. 13,954

PLAN No. 11,267

APPENDIX "B"

ESTABLISHING ZONING MAP THREE
OF THE RURAL MUNICIPALITY
OF ROCKWOOD
ZONING BY-LAW No. 14-85

LEGEND:

AL	LIMITED AGRICULTURAL ZONE
R	RESIDENTIAL ZONE
RMHS	RESIDENTIAL MOBILE HOME SUBDIVISION ZONE
C	COMMERCIAL ZONE
CH	HIGHWAY COMMERCIAL ZONE
O	OPEN SPACE ZONE
I	INSTITUTIONAL ZONE
— — —	LIMITS OF ZONES

Scale - 1:10,000

Manitoba
Municipal Affairs
Municipal Planning

400 0 400 800 FEET

100 0 100 200 300 METRES

MUNICIPAL PLANNING

DATE JAN., 1985 DRAWING No. 407-149-58-112A
REVISED DRAWING No.